Karen Johnson Davidson County
Batch# 1165558 DEEDWARR
08/02/2024 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20240802-0058625

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF ~~JULY~~ August, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

MJ-O-24-400

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Thomas LaGrange	**NEW OWNER**	
(NAME)	(NAME)	**082-09-0J-400.00-CO**
400 Van Buren St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN CRAIG HILL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN THOMAS LAGRANGE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 400, Morgan Park Place Condominiums, as established under Master Deed of record in Instrument No. 20050831-0104621 amended at Instrument Nos. 20051110-0136248, 20060516-0057286 and 20061023-0131222, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Stephen Craig Hill, unmarried by Warranty Deed from Nicolas R. Gonzales and Jacquelyn D. Gonzales, husband and wife of record in Instrument No. 20190415-0034427 Register's Office for Davidson County, Tennessee, dated April 12, 2019 and recorded on April 15, 2019.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Subject to all matters shown on the Map of the Nashville Horticultural Society Plan of record in Book 2, Page 30, Chancery Court at Nashville, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Morgan Park Place Condominiums of record in Instrument No. Instrument No. 20050831-0104621, as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740, Instrument No. 20100622-0048863, Instrument No. 20140408-0029304, and further amended in Instrument No. 20140408-0029304 as corrected by Scrivener's Affidavits in Instrument No. 20140425-0035118 and Instrument No. 20150910-0092062, in the Register's Office for Davidson County, Tennessee.
- Assignment of Declarant's Rights of record in Instrument No. 20151012-0000052, in the Register's Office for Davidson County, Tennessee.
- Charter for Morgan Park Place Condominium Association, Inc. of record in Instrument No. 20051114-0137058, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20050719-0083911, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20100112-0002819, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **400 Van Buren St, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 31 DAY OF JULY, 2024.

Stephen Craig Hill

Mary Kate Driscoll

Mary Kate Driscoll, spouse of Stephen Craig Hill, hereby joins in this conveyance and does transfer and convey any and all marital interest Mary Kate Driscoll may have in and to the above-described tract or parcel of land.

STATE OF New Hampshire
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN CRAIG HILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2024.

Patricia P. Mackey
Notary Public
My Commission Expires: 08/05/25
(SEAL)

PATRICIA P. MACKEY
Notary Public - New Hampshire
My Commission Expires Aug 5, 2025

STATE OF New Hampshire
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY KATE DRISCOLL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2024.

Patricia P. Mackey
Notary Public
My Commission Expires: 08/05/25
(SEAL)

PATRICIA P. MACKEY
Notary Public - New Hampshire
My Commission Expires Aug 5, 2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 31st, 2024.

Affiant Signature

07/31/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 31st day of July, 2024.

Notary Public

Notary's Seal:

