THIS INSTRUMENT PREPARED BY:

David B. Herbert
DAVID B. HERBERT

BOOK 5034 PAGE 478

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
81-12-8	Thomas E. Hardiman 1717 10th Avenue, North Nashville, Tenn.	New Owner
FIELD BOOK NUMBER(S) 2W-14255	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1717 10th Avenue, North	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

HENRY H. SADLER, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS E. HARDIMAN and wife, THELMA HARDIMAN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 and the southerly 9 feet of Lot No. 2 on the Map showing resubdivision of parts of Lots Nos. 290-294 inclusive and change of alley therein in McGavock, Wetmore & Others 1st Addition to Nashville, called the Town of McGavock, as of record in Book 161, page 97.

Said Lot No. 1 and the southerly part of Lot No. 2 front together 50 feet on the westerly side of 10th Avenue, North, formerly Polk Street and run back between parallel lines, 150 feet, more or less, to an alley.

Being the same property conveyed to Henry H. Sadler and wife, Lila Sadler, by deed from Baxter Cato, unmarried, as of record in Book 741, page 539, the said Lila Sadler having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except for 1976 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of June, 19 76

Henry H. Sadler

Henry H. Sadler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Mary Ann Selley, a Notary Public in and for the State and County aforesaid, personally appeared the within named Henry H. Sadler, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of June, 19 76.

Mary Ann Selley
Notary Public

My commission expires: 8 / 20/78

JUN 11 '76 CONV *7,500.00
JUN 11 '76 S'TAX B* 19.50
JUN 11 '76 RFEE B* .50
JUN 11 '76 W'DEED B* 4.00 * 24.00

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19_____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 7,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 19 76

MY COMMISSION EXPIRES: 8/6/78 (AFFIX SEAL) Notary Public

D 53383

IDENTIFICATION REFERENCE

JUN 11 2 57 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
DBH:Mas

FROM
HENRY H. SADLER, UNMARRIED

TO
THOMAS E. HARDIMAN, AND WIFE

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
L & Tower - 23rd Floor
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public