BOX 36

Crawford

WARRANTY DEED

VOL 0764 PAGE 131

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
part 117-32-2	Mr/Mrs James M. Hartman, Sr. 507 East King Rd Smyrna TN 37167	New Owner
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	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,

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 9.0 9.4

BOOK 7720 PAGE 249

JAMES C. McCANLESS and wife, BARBARA JEAN McCANLESS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES MICHAEL HARTMAN, SR., and wife, LISA LYNNE HARTMAN

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

Being partially within the 17th Civil District of Williamson County, Tennessee and partially within Davidson County, Tennessee, and bound in general by Unknown on the north, McCanless on the east and west and Kidd Road on the ~~south~~, as follows: COMMENCING at a point in the center of Kidd Road opposite an iron post, the southeast corner of Wheeler as described in Book 406, page 416, Register's Office Williamson County; thence with said center line, south 89 degrees 23 minutes east 184.1 feet and south 82 degrees 25 minutes east 287.8 feet to the point of beginning, thence a new line, north 3 degrees 52 minutes east 1503.2 feet to an iron pin in a fence line; thence with said fence line, south 81 degrees 55 minutes east 150 feet to an iron pin; thence a new line, south 4 degrees 06 minutes west 1501.5 feet to the center of Kidd Road; thence with said center line north 82 degrees 25 minutes west 143.9 feet to the point of beginning, containing 5.05 acres, more or less, according to a survey made by C. K. McLemore, dated December 28, 1987.

Being part of the property conveyed to James C. McCanless by deed from Ethel M. Grisby, Clerk and Master of the Chancery Court at Franklin as of record in Book 222, page 139, Register's Office for Williamson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

POWER OF ATTORNEY FOR JAMES C. McCANLESS RECORDED IN Book 290, page 137**

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 siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

** ROWC and IN BOOK 7680, PAGE 951, RODC., TN.

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, successorsand 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 28th day of November, 1988

James C. McCanless

Barbara Jean McCanless

BY: James C. McCanless, Jr., Atty. In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7720 PAGE 250 VOL 0764 PAGE 132

Before me, the undersigned, 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, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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

Barbara Jean McCanless

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, this, the 28th day of November, 1988.

My commission expires: My Commission Expires May 13, 1989

Patricia Hamer Campbell
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 35,000.00

James Michael Hartman Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Nov. 1988 MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
JAMES C. McCANLESS AND WIFE

TO
JAMES MICHAEL HARTMAN, SR. AND WIFE, LISA LYNN HARTMAN

SADIE WADE
REGISTER OF DEEDS
WILLIAMSON COUNTY, TN.

1988 NOV 30 AM 8:10

Note Book 44 Page 332
Record Book 764 Page 131
State Tax 45.50 Rec. 8.00
Rec. No. 49719 Total Pd. 124.00

TRANSFERRED

NOV 30 1988

WILLIAMSON COUNTY

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

Box 36

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~) DAVIDSON

On this 28th day of November, 1988, before me personally appeared James C. McCanless, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James C. McCanless, being the one and same person as James C. McCanless, Sr., as his attorney in fact and acknowledged that he executed the same as the free act and deed of the said James C. McCanless.

Patricia Hamer Campbell
Notary Public

My commission expires: My Commission Expires May 13, 1989