WARRANTY DEED

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: 4-23-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/16/02 13:04 3pgs
Fees:18.00 Taxes:11.10
20020416-0047039

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Hardin	Same	MAP 130
(NAME)	(NAME)	GROUP 02-0
1007 Maplehurst Ave.		
(ADDRESS)	(ADDRESS)	PARCEL 103
Nashville, TN. 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FOUR STAR REALTY INVESTMENT COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bruce Hardin, Married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2, (Less the Northerly 75 feet thereof) on the Plan of THE COUNTRY CLUB LAND COMPANY'S SUBDIVISION, as of record in Plat Book 421, Page 116, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to FOUR STAR REALTY INVESTMENT COMPANY by TAX SALE Decree from CLERK AND MASTER of record in Deed Book 5957, page 466, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7929, page 340, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☒
This is improved ☐ property, known as 3 Enquirer Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 5th day of April, 2002.

HARRIS A. GILBERT, Individually

GAY LEVINE EISEN, Executrix for the Estate of Morris Levine

HOWARD COHEN, Executor for the Estate of Bessie Cohen

HARRIS A. GILBERT, Executor for the Estate of Leon Gilbert

STATE of TENNESSEE
COUNTY of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HARRIS A. GILBERT the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

My Commission Expires: 07/27/02

Notary Public

MARTHA A. SULLIVAN NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF Tennessee

COUNTY OF Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared GAY LEVINE EISEN with whom I am personally acquainted and who upon HER oath acknowledged HERSELF to be the Executrix of the Estate of Morris Levine, the within named bargainer, an Estate, and that, GAY LEVINE EISEN as such Executrix, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by GAY LEVINE EISEN as such Executrix

Witness my hand and official seal this 12th day of April, 2002

My Commission Expires: 11-16-2005

Notary Public

VIRGINIA L. BOYD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Virginia

COUNTY OF Rockingham

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Howard Cohen with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor of the Estate of Bessie Cohen the within named bargainer, an Estate, and that, Howard Cohen as such Executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Howard Cohen as such Executor.

Witness my hand and official seal this [illegible] day of April, 2002

My Commission Expires: 10-31-2002

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared HARRIS A. GILBERT with whom I am personally acquainted and who upon HIS oath acknowledged HIMSELF to be the Executor of The Estate of Leon Gilbert the within named bargainer, a corporation, and that, HARRIS A. GILBERT as such Executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by HARRIS A. GILBERT as such Executor

Witness my hand and official seal this 12th day of April, 2002

My Commission Expires: 07/27/02

Martha A. Sullivan
Notary Public



File Number2203370

RETURN TO:

Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122