# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/03 10:17 2pgs
Fees:13.00 Taxes:6475.00

20031006-0147075

NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/25/2005

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, One Burton Hills Boulevard, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bradley S. Karro | Bradley S. Karro | 117-1-5 |
| (NAME) | (NAME) | |
| 3800 Woodlawn Drive | 3800 Woodlawn Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37215 | Nashville, TN 37215 | |
| (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,

John C. Hayes, III, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bradley S. Karro and wife, Harriet G. Karro, 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:

Land in the 7th Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 18 of Block "L" on the Plan of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for said county, described as follows:

Beginning in the center of Woodlawn Avenue at the common corner of Lots Nos. 18 and 19 on said plan; thence with the center of said Avenue eastwardly 319 feet 5 inches to a point 7 feet 4 inches west on the southeasterly corner of the part of Lot No. 18 devised to William D. Haggard Jr. and John Holman Haggard under Item No. 4 of the Will of W.D. Haggard, deceased, of record in Will Book 56, page 352, County Court for said County; thence North 2 deg. East 20.5 feet; thence North 50 deg. 22 min. West 13.65 feet; thence North 11 deg. 48 min. West 24.6 feet; thence North 3 deg. 11 min. West 165.8 feet and North 1 deg. 20 min. West 182.6 feet to a point in the line between Lots Nos 17 and 18; thence with the line between said two lots westwardly 276 feet 9 inches to the common corner of Lots Nos. 17, 18, 19, and 20; thence with the line between Lots Nos. 18 and 19 southwardly 400 feet to the beginning.

Being the same property conveyed to John C. Hayes, III by Quitclaim Deed from Leigh Ann Strawn Hayes, of record as Instrument No. 20020108-0002665, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3800 Woodlawn Drive, Nashville, TN 37215

(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 hand this 30th day of September, 2003.

John C. Hayes III

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John C. Hayes, III, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of September, 2023.

Notary Public

My Commission Expires: 3-25-06