WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110068395 DEEDWARR
Recvd: 11/01/11 12:06 3 pgs
Fees:18.00 Taxes:506.90
20111101-0084887

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 2-21-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Hart	SunTrust Mortgage Inc.	151-10-0-A/279.00
(NAME)	(NAME)	
1417 Chesterbrook Court	1777 Main Street, 4th Floor	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Sarasota, FL 34236	
(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, **Joseph Matthew Hart, individually and as co-executor of The Estate of Kathleen G. Hart, and Timothy Robert Hart, individually and as co-executor of The Estate of Kathleen G. Hart**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Hart,** a 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:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plat of Phase 3, Villages of Long Hunter, PUD as shown by plat appearing of record in Instrument No. 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathleen G. Hart, unmarried by Deed from Ole South Properties, Inc., dated November 26, 2003 and filed for record as Instrument No. 20031203-0174002 in the Register's Office for Davidson County, Tennessee. The said Kathleen G. Hart, having since died February 17, 2011, the property is vested to Joseph Matthew Hart and Timothy Robert Hart, heirs under the Will of Kathleen G. Hart Probate Case No. 11p406 in the Probate Circuit Court for Davidson County, Tennessee.

Subject to any and all matters of record in Plat Instrument Number 20030707-0093205 in the Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument No. 20010531-0056382 and Instrument No. 20031111-0164945 of record in the Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 8197, page 288; Book 9661, page 919; 2338, page 466; Instrument No. 20000906-0088272; Instrument No. 20000906-0088271 and Instrument No. 20001030-0107415 all in the Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 4446, page 423; Book 4535, page 351; Instrument No. 20010531-0056383; Instrument No. 20010531-0056381 and Instrument No. 20020718-0086411, all in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and set back lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 1417 Chesterbrook Court, Antioch, TN 37013
(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 our hands this 28th day of October, 2011.

Joseph Matthew Hart, individually and as co-executor of the Estate of Kathleen G. Hart

See additional page for signature

Timothy Robert Hart, individually and as co-executor of the estate of Kathleen G. Hart

STATE OF

COUNTY OF

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Joseph Matthew Hart individually and as co-executor of the Estate of Kathleen G. Hart, the bargainor (s), 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 Nashville, Tennessee this 28th day of October, 2011.

Commission expires:

Notary Public

STATE OF

COUNTY OF

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Timothy Robert Hart individually and as co-executor of the Estate of Kathleen G. Hart, the bargainor (s), 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 Nashville, Tennessee this 28th day of October, 2011.

Commission expires:

2-21-12

Notary Public



Witness our hands this 28th day of October, 2011.

Joseph Matthew Hart, individually and as co-executor of the Estate of Kathleen G. Hart

See additional signature pg

Timothy Robert Hart, individually and as co-executor of the estate of Kathleen G. Hart

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Joseph Matthew Hart individually and as co-executor of the Estate of Kathleen G. Hart, the bargainor (s), 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 Nashville, Tennessee this 28th day of October, 2011.

Commission expires:

CONCETTA WEINFLASH
Notary Public - State of Florida
My Comm. Expires May 13, 2014
Commission # DD 991943
Bonded Through National Notary Assn.

Notary Public

STATE OF
COUNTY OF

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