WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120017493 DEEDWARR
Recvd: 03/09/12 10:47 2 pgs
Fees:13.00 Taxes:197.95
20120309-0020650

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,500.00

Heather Risley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2012.

Connie Taylor
Notary Public

MY COMMISSION EXPIRES: 9.21.2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A.J. Harper Properties, LLC & Andrew Kraeger, Jr.	New Owner	
(NAME) 914 Ireland Street	(NAME)	81-16-676
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, I, **J. GREGORY HARDEMAN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A.J. HARPER PROPERTIES, LLC AND ANDREW KRAEGER, JR** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 part of Lot no. 180 on the Plan of Judge John McNairy's Mansion house Tract of record in the front fly leaf of Book No. 9, Register's Office for Davidson County, Tennessee.

Beginning in the southern margin of Phillips Street at a point 65 feet easterly from the easterly margin of Tenth Avenue North and running thence southerly at right angles to Phillips Street and parallel with Tenth Avenue north 127 feet, more or less, to the northerly margin of an alley; thence with the margin of the same eastwardly 42.5 feet to a point; thence northwardly and parallel with the first line 129 feet, more or less to the southerly margin of Phillips Street, thence with the margin of the same westwardly 42.5 feet to the beginning.

Being the same property conveyed to J. Gregory Hardeman by Quitclaim Deed from Greg Beard, dated 12/09/2004 and filed of record in Instrument No. 20041210-0147219, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to J. Gregory Hardeman, unmarried an undivided 50 percent (50%) interest as tenant in common by Warranty Deed from Greg Beard, married dated 12/16/1999 and filed or record in Instrument No. 19991216-0303995, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 935 Phillips St., Nashville, TN 37208
(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 successors and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 8th day of March, 2012.

J. Gregory Hardeman

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 J. Gregory Hardeman , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of March, 2012.

Commission expires:

9.21.2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public