WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/14 14:25 3 pgs
Fees:18.00 Taxes:92.50
20140410-0030189

KRISTI MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/18/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mickey A. Hardison	NEW OWNER	08110033200
(NAME)	(NAME)	
2311 Osage Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ruby H. Burford**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mickey A. Hardison**, hereinafter called the GRANTEE(S), their heirs and/or 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 the westerly 50 feet of the easterly half or 105 feet of Lot No. 13 on the plan of the Subdivision of the Georgia industrial Realty Company's North Nashville Property, as of record in Book 421, Page 188, Register's Office for said County.

Said part of Lot No. 13 fronts 50 feet on the southerly side of Osage Street, and runs back between parallel lines, 207.5 feet to the north line of Lot No. 14.

Being the same property conveyed to Hezzie Hawk and wife, Pearlean G. Hawk by Warranty Deed dated 02/05/1955 from Sam Garfinkle and wife, Eva R. Garfinkle of record in Book 2342, Page 328, Register's Office for Davidson County, Tennessee. The said Hezzie Hawk a/k/a Hessie Hawk predeceased his wife, Pearlean G. Hawk leaving her as sole surviving tenant by the entirety. The said Pearlean G. Hawk died intestate on 03/01/2009 leaving Ruby H. Burford as sole heir(s) at law as evidenced by Affidavit of Heirship filed of record in Instrument 201203050019210, as corrected in Instrument 201204120031248, Register's Office for said County.

This conveyance is subject to all matters as set forth per Plat Book 421, Page 188, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2311 Osage Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-20091
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 9th day of April, 2014.

Ruby H Burford

Ruby H. Burford

State of Tennessee
County of Williamson

Personally appeared before me Ruby H. Burford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of April, 2014.

Notary Public

My Commission Expires: May 14, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

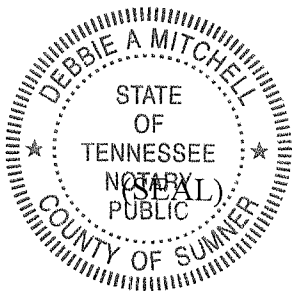
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 4/19/2017