WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140040699 DEEDWARR
Recvd: 06/10/14 10:02 2 pgs
Fees:13.00 Taxes:752.95
20140610-0050264

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Christopher B Crook	F & M Bank	81-16-666.00
(NAME)	(NAME)	
928 Phillips Street	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Clarksville , TN 37041	
(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, Patrick Hargrett, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher B. Crook, and unmarried man, 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 the westerly part of Lot Number 5 on the plan of Haslam's Addition to Nashville, as of record in Book 21, Page 17, Register's Office for Davidson County, Tennessee, and in Minute Book 1, Page 246 in the Chancery Court at Nashville, and more particularly described as follows:

BEGINNING at the northeast corner of Haslam Street and the first alley east of 10th Avenue North, being the southwest corner of said Lot Number 5 on the north side of the said Street; thence with the easterly margin of said alley northerly 207 feet, more or less, to the southerly margin of an alley in the rear of said lot; thence with the southerly margin of said alley easterly 60 feet to the northwest corner of a four foot strip of ground conveyed by P.A. Campball to J. B. Hogle; thence with the westerly margin of said 4-foot strip of ground southerly 203 feet, more or less, to the northerly margin of Haslam Street; thence with the northerly margin of Haslam Street westerly 50 feet, more or less, to the beginning. The former Haslam Street is now known as Phillips Street.

Being the same property conveyed to Patrick Hargrett, an unmarried man, by deed of record in Instrument Number 20120130-0008472, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Haslam's Addition to Nashville of record in Book 21, Page 17, Register's Office for Davidson County, Tennessee, and in Minute Book 1, Page 246 in the Chancery Court Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 928 Phillips Street, 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 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 2nd day of June 2014.

Patrick Hargrett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick Hargrett, 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 Franklin, Tennessee this the 2nd day of June 2014.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public