BILL GARRETT, Davidson County
Trans:T20140061941 DEEDWARR
Recvd: 08/21/14 11:04 2 pgs
Fees:13.00 Taxes:462.50

20140821-0076257

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is 125,000.00

Affiant

Subscribed and sworn to before me, this 18th day of August, 2014.

Notary Public

My commission expires: 5/23/16

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: MAY 23, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NAYLOR PROPERTIES, LLC	NEW OWNER	**13307010400**
4315 Dale Avenue		
Nashville, TN 37204		

FOR AND IN 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 ACKNOWLEDGE, WE,

BEVERLY ANN HARTMAN-WOODWARD, STEVEN CURREY HARTMAN, VIRGINIA ELAINE HARTMAN-EPPS, SUSAN CLAUDETTE HARTMAN-BELL AND LAURIE KATHLEEN HARTMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NAYLOR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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. 27 on the Map of Glencoe Acres Subdivision, Section I, as of record in Book 1835, page 138, Register's Office for said County.

SAID Lot No. 27 fronts 91 feet on the west side of Mimosa Drive and extends back 207.3 feet on the southerly line and
199.3 feet on the northerly line to a dead line in the rear, on which it measures 91.2 feet.

BEING THE SAME PROPERTY CONVEYED TO CLAUDE E. HARTMAN AND WIFE, MARTHA G. HARTMAN BY WARRANTY DEED FROM A. S. JOHNSON IN BOOK 2594, PAGE 293, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARTHA G. HARTMAN HAVING SINCE DIED ON MAY 5, 2006 AND CLAUDE E. HARTMAN HAVING SINCE DIED ON MAY 13,2013; THE PROPERTY IS VESTED IN BEVERLY ANN HARTMAN-WOODWARD, STEVEN CURREY HARTMAN, VIRGINIA ELAINE HARTMAN-EPPS, SUSAN CLAUDETTE HARTMAN-BELL AND LAUIRE KATHLEEN HARTMAN, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF CLAUDE W. HARTMAN, DECEASED, AS THE SAME IS FILED THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION UNDER DOCKET NO. 13P-1075.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions , including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 3323 MIMOSA DR, NASHVILLE, TN 37211.

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, its 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 in 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, successor 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/our hand(s) this 18th day of August, 2014.

Beverly Ann Hartman-Woodward
BEVERLY ANN HARTMAN-WOODWARD

Steven Currey Hartman
STEVEN CURREY HARTMAN

Virginia Elaine Hartman-Epps
VIRGINIA ELAINE HARTMAN-EPPS

Susan Claudette Hartman-Bell
SUSAN CLAUDETTE HARTMAN—BELL

Laurie Kathleen Hartman
LAURIE KATHLEEN HARTMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **BEVERLY ANN HARTMAN-WOODWARD, STEVEN CURREY HARTMAN, VIRGINIA ELAINE HARTMAN-EPPS, SUSAN CLAUDETTE HARTMAN-BELL AND LAURIE KATHLEEN HARTMAN** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2014.

Cheryl M Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD