WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/14 10:01 2 pgs
Fees:13.00 Taxes:203.50
20141117-0105668

State of Tennessee)
County of Davidson)

14-10-013

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of November, 2014

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KWAME ASARE, AND SERWAA ASARE	NEW OWNER	092-02-0
(NAME) 9553 Yellow Finch Ct.	(NAME)	344.00
(ADDRESS) Brentwood, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CONSERVATORSHIP OF BENNY LEE SANTIAGO, JOANNE JENKINS, CONSERVATOR, AND BARRY T. HATCHER, DEVISEE UNDER THE LAST WILL & TESTAMENT OF CAROLYN E. HATCHER**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KWAME ASARE, AND WIFE, SERWAA ASARE**, hereinafter called the Grantee(s), 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. 8 in the Bransford Realty Company's Subdivision of part of E.T. Holman's Subdivision and part of Mrs. E.S. Clark's Subdivision, as of record in Book 421, Page 90, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 35 feet on the north side of Hefferan Street, and extends back northerly between parallel lines, 177.75 feet more or less on its western margin and 178.1 feet more or less on its eastern margin, to an alley in the rear.

BEING part of the same property conveyed to BENNY LEE SANTIAGO AND THE ESTATE OF JACKIE P. HATCHER, by deed from JOANNE JENKINS, CONSERVATOR, by Order to Substitute Conservator in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Case No. 10P855, dated May 10, 2013, AND BARRY T. HATCHER, by Successor Trustee's Deed, of record in Instrument No. 20130823-0089382, said Successor's Trustee's Deed having been corrected by Successor Trustee's Deed of Correction, of record in Instrument No. 20140702-0058423, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **2414 Meharry Blvd, Nashville, TN, 37208.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, our hands, this 14th day of November, 2014.

CONSERVATORSHIP OF BENNY LEE SANTIAGO, JOANNE JENKINS, CONSERVATOR

Joanne Jenkins

JOANNE JENKINS, CONSERVATOR

BARRY T. HATCHER, DEVISEE OF THE LAST WILL & TESTAMENT OF CAROLYN E. HATCHER, DECEASED

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 **CONSERVATORSHIP OF BENNY LEE SANTIAGO, JOANNE JENKINS, CONSERVATOR,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 2014.

My Commission Expires: 07/02/18

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 **BARRY T. HATCHER, DEVISEE UNDER THE LAST WILL & TESTAMENT OF CAROLYN E. HATCHER**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 2014.

My Commission Expires: 07/02/18

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, 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.

SCOTT WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Notary Public

LEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON