Davidson County	DEEDWARR
Recvd: 04/23/15 14:20	3 pgs
Fees:18.00 Taxes:444.00	
20150423-0036534	

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of April, 2015, Notary Public MY COMMISSION EXPIRES: 2-6-17 (AFFIX SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 131 Maple Row Blvd., Suite E500, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jo N. Laird	Magna Bank	070 07 0 194.00
(NAME)	(NAME)	
919 Day Street	P.O. Box 172207	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Memphis, TN 38187	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty Thousand And No/100 Dollars ($120,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hearth and Home Crafters, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jo N. Laird, an unmarried woman**, 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:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee bounded on the South by the Northerly margin of Day Street, lying generally East of Old Buena Vista Road, and being more particularly described as follows:

Beginning at a point in the Northerly margin of Day Street, said point being located 490.2 feet from an existing iron pin at the intersection of the Easterly margin of Old Buena Vista Road and the Northerly margin of Day Street;

Thence, with a new line, North 15 degrees 46' 48" West, 128.24 feet; thence with a new line, North 74 degrees 14'25" East, 76.11 feet; Thence, with a new line, South 15 degrees 46' 48" East, 49.53 feet; Thence, with a new line, North 81 degrees 00' 27" East, 58.62 feet; Thence with a new line, South 9 degrees 30' 01" East, 90.41 feet to a point in the Northerly margin of Day Street, said point being located South 82 degrees 30'00" West, 54.62 feet of an existing iron pin at the Southeast corner of the Allison & Betty Dawkins Property, as of record in Instrument Number 20040311-0028065, Register's Office for Davidson County, Tennessee; Thence, with the Northerly margin of Day Street, South 82 degrees 20' 00"

File Number: HND-150597

West, 125.74 feet to the point of beginning. Containing 15,000 square feet or 0.344 acres, more or less.

Included in the above description but expressly excluded are those certain lands conveyed to Jeremy G. Hardy, unmarried by instrument filed of record as Instrument Number 20070308-0028613, Register's Office for Davidson County, Tennessee, dated February 27, 2007.

Being the same property conveyed to Hearth and Home Crafters, LLC by Warranty Deed from Brighter Days Trust, Laurie Oldham, Trustee dated November 04, 2014 and recorded November 12, 2014 as Instrument No. 20141112-0104024, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 919 Day Street, Nashville, TN 37218

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, has 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 our hands this 22nd day of April, 2015.

Hearth and Home Crafters, LLC

BY: _____ - managing member
David M. Matthews
Managing Member

STATE OF Tennessee
County OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David M. Matthews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member, and is authorized to execute the instrument on behalf of Hearth and Home Crafters, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Managing Member.

Witness my hand and official seal, this the 22nd of April, 2015.

_____
Notary Public

My Commission Expires: February 6, 2017

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: HND-150597

True Copy Certification

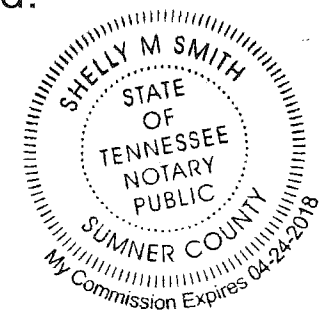
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith