WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160039361 DEEDWARR
Recvd: 05/11/16 14:18 2 pgs
Fees: 13.00 Taxes: 370.00
20160511-0046901

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[redacted] $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 05-08-2018

(AFFIX SEAL)

Return to: FN #10751

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steve Hannah Thomas Lanier Jr	New owner	09207012900
(NAME)	(NAME)	
2225 Herman St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Barbara Brooks, Charles Cleveland, Carl Cleveland, Doyle Carter, Andre Carter, and Antonia Carter Spearrman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Steve Hannah and Thomas Lanier Jr,** 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 Lots Nos. 61 and 62 in J. B. Davis' Subdivision in the Old 13th Civil District of Davidson County, now the 24th ward of Nashville, Tennessee, (now the 11th ward) fronting each twenty-five (25) feet on Herman Street and running back between parallel lines one hundred and fifty (150) feet to an alley, a plan of which is recorded in Book 57, Pag 96, R. O. D. C. Tennessee.

Being the same property conveyed to Barbara Brooks, John Cleveland, Charles Cleveland, Carl Cleveland, Doyle Carter, Andre Carter and Antonia Carter Spearman, by deed of record in Instrument No 20070717-0085683 and deed of correction in Instrument No. 20061129-0147390, Register's Office for County, Tennessee. The said John Cleveland having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2225 Herman St., 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/our hands this 29th day of April, 2016.

Barbara Brooks

Charles Cleveland

Antonia Carter Spearman

Doyle Carter

Carl Cleveland

Andre Carter by Antonia Carter Spearman
Andre Carter

State of Tennessee
County of Williamson

Personally appeared before me Barbara Brooks, Charles Cleveland, Antonia Carter Spearman, Doyle Carter, and Carl Cleveland, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of April, 2016.

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 29th day of April, 2016, before me personally appeared Antonia Carter Spearman, the person who executed the foregoing instrument on behalf of Andre Carter and acknowledged that she executed the same as the free act and deed of the said Andre Carter, through Power of Attorney granted her by the said Andre Carter.

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

Notary Public

File No.: 10751