BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170015658 DEEDWARR
Recvd: 02/22/17 11:44 2 pgs
Fees:13.00 Taxes:777.00
20170222-0017808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY MARCEAUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Hartman and Mary D. Hartman	New Owner	
(NAME) 3005 Wynfrey Place	(NAME)	135-16- 32
(ADDRESS) Marietta, GA 30064	(ADDRESS)	
(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, WE, **PETER LAHDE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. HARTMAN AND MARY D. HARTMAN, HUSBAND AND WIFE,** 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. 564 on the Plan of Edge-O-Lake Estates, Section XIII, as of record in Book 4175, page 33, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter Lahde and wife, Susanna K. Lahde by Deed from Jack Williams and wife, Frances Williams, dated November 8, 1968 of record in Book 4285, page 372, said Register's Office. Susanna K. Lahde died on July 24, 2008, leaving Peter Lahde as sole surviving Tenant by the Entirety.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Book 4175, page 33, said Register's Office; and Restrictive Covenants of record in 4268, page 302, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This is improved x property, known as 2609 Sailboat Court, Nashville, TN 37217 (unimproved)
(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 21st day of February, 2017

Peter Lahde by Lisa K. Simmons

PETER LAHDE, BY: LISA K. SIMMONS, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21 day of February, 2017, before me personally appeared Lisa K. Simmons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Pater Lahde and acknowledged that she executed the same as the free act and deed of Peter Lahde.

Witness my hand and official seal at Nashville, Tennessee this 21 day of February, 2017.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Commission expires:

Notary Public