Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170019192 DEEDWARR
Recvd: 03/06/17 14:34 2 pgs
Fees:13.00 Taxes:4625.00
20170306-0022044

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2017

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harmonisch Haus, LLC	New Owner	Map 146-5
(NAME)	(NAME)	
925 Overton Lea Road	PO Box 2786	Parcel 9.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Brentwood, TN 37024	
(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, **Audrey Susan Wilson and Martha Lee Hailey, Co-Trustees of the Audrey H. Wilson Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Harmonisch Haus, LLC,** 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. 7 o Block "C" on the Map of Bridle Path Estates, a part of the Overton Lea Estates, as of record in Book 974, page 79, Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning in the southerly margin of Overton Lea Road at the common corner of Lot Nos. 6 and 7; thence with the line between said two lots Southwardly 516.6 feet to the Northerly margin of Lot No. 8 in said subdivision; thence with the line between. Lot Nos. 7 and 8 Westwardly 99.9 feet; thence Westwardly 100 feet; thence Westwardly 99.8 feet; thence Southwestwardly 100.1 feet; thence Southwestwardly 287.7 feet to the Easterly margin of Clonmel Road; thence with the Easterly line of said road Northwardly 140.2 feet; thence Northeastwardly 161.1 feet; thence Northeasterly 241.2 feet to the intersection of Clonmel Road and Overton Lea Road; thence with the Southerly margin of Overton Lea Road Northeastwardly 22.7 feet; thence Northeasterly 197.2 feet; thence Northeasterly 196.2 feet to the common corner of Lot Nos. 6 and 7, the point of beginning.

Being the same property conveyed to Audrey H. Wilson, Trustee of the Audrey H. Wilson Living Trust by Quitclaim Deed from Audrey Harrison Wilson, filed for record on Janaury 28, 2003 in Instrument No. 20030128-0011329, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Audrey Harrison Wilson by Deed from Robert T. Doster and wife, Dorothy T. Doster filed for record on January 24, 1952 in Book 2034, page 143, said Register's Office. The said Audrey Harrison Wilson and Audrey H. Wilson are one and the same. Audrey H. Wilson died March 16, 2011. The Trust Agreement appoints Audrey Susan Wilson and Martha Lee Hailey as Co-Trustees with power to sell the subject property.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 925 Overton Lea Road, Nashville, TN 37220
(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 2nd day of March, 2017.

Audrey Susan Wilson, Trustee

Martha Lee Hailey, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Audrey Susan Wilson and Martha Lee Hailey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Trustees under that certain Trust Agreement dated July 10, 2002, for the benefit of **Audrey H. Wilson Living Trust**, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument, as co-trustees of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 2nd day of March, 2017.

Notary Public Robert L. Scruggs

My Commission Expires:

File No.: 37566

