G29405-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170028259 DEEDWARR
Recvd: 04/04/17 10:41 5 pgs
Fees:28.00 Taxes:2997.00
20170404-0032745

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$810,000.00**.

John Edward Harwood Jr.
Affiant

Subscribed and sworn to before me, this the 29th day of March, 2017.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN COBB
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Edward Harwood, Jr.	**Bank of America N.A.**	**160-06-O-005.00 (Tract I)** **160-06-O-004.00 (Tract II)**
741 Baxter Lane	**P.O. Box 660576**	
Brentwood, TN 37027	**Dallas, TX 75266-0576**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE;

Elizabeth H. Kastanotis, an unmarried woman, as to her one-fourth (1/4th) undivided interest, Mary Eva Bader, an unmarried woman, as to her one-fourth (1/4th) undivided interest & Virginia Harwood, an unmarried woman, as to her one-fourth (1/4th) undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Edward Harwood, 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:

Tract No. I:

LAND in Davidson County, Tennessee, being tract of land in the 6th, formerly the 8th Civil District of said County, being Lot No. 8 on the unrecorded plan of the Subdivision of the Baxter 110 acre tract of land east of the Franklin Turnpike Road, described according to a survey made by Erle Drake, County Surveyor for said County, January 10, 1918, as follows:

Beginning at a point in the center of the Franklin Pike at the intersection of the center line of said Franklin Pike and the center line of Baxter Avenue or Lane; thence with the center line of said Baxter Avenue, South 85° East 577 feet to the common corner of Lots Nos. 1, 2, 8 and 9 on said Plan; thence with the line between said Lots Nos. 8 and 9, South 5° West 488.8 feet to the common corner of Lot Nos. 8, 9, 15 and 16; thence with the line between said Lots Nos. 8 and 15, North 85° West 554 feet to the center of said Franklin Pike; thence with the center of said Franklin Pike, North 2 1/2° West 207 feet to a point, and north 5 3/4° East 281 feet to the beginning, containing 6.44 acres, more or less.

Tract No. 2:

LAND in Davidson County, Tennessee, being tract of land in the 6th, formerly, the 8th, Civil District of said County, Tennessee, being Lot No. 9 on the unrecorded plan of the Subdivision of the Baxter 110 acre tract of land east of the Franklin Turnpike Road, described according to a survey made by Erle Drake, County Surveyor for said County, January 10, 1918, as follows:

Beginning at point in the center of Baxter Avenue or Lane, 577 feet easterly from the intersection of the center line of said Baxter Avenue and the center line of the Franklin Pike, said point being the common corner of Lots Nos. 1, 2, 8 and 9 on said Plan; thence with the center of said Baxter Avenue and the line between said Lots Nos. 2 and 9, South 85° East 445.6 feet to the common corner of Lots Nos. 2, 3, 9 and 10; thence with the line between said Lots Nos. 9 and 10, South 5° West 488.8 feet to the common corner of Lots Nos. 9, 10, 16 and 17; thence with the line between said Lots Nos. 9 and 16, North 85° West 445.6 feet to the common corner of Lots Nos. 8, 9, 15 and 16; thence with the line between said Lots Nos. 8 and 9, North 5° East 488.8 feet to the beginning, containing 5 acres, more or less.

Being the same property conveyed to John E. Harwood and wife, Mary Louise Harwood by Deed dated March 6, 1952, from M. Hugh Stuart and Mary Ann Stuart of record in Book 2039, Page 339, said Register's Office for Davidson County, Tennessee. The said Mary Louise Harwood died on January 4, 1993, and said property passed to John E. Harwood, as surviving tenant by the entirety. The said John E. Harwood died on May 3, 1993, and pursuant to his Last Will and Testament filed in the Davidson County Probate Clerk's Office, No. 93P654, said property was devised to his four children, John Edward Harwood, Jr., Elizabeth H. Kastanotis, Mary Eva Bader and Virginia Harwood.

THE conveyance of the above described parcel of land is subject to the following:

(1) ROW of Baxter Avenue or Lane and Franklin Turnpike Road

(2) Subject to an Easement for telephone lines, poles, braces and other structures, with right of ingress and egress, as set out in Decree of record in Minute Book 51, Page 89, First Circuit Court of Davidson County, Tennessee.

(3) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is improved property, known as **735 & 741 Baxter Lane, Brentwood, TN 37027**

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 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 hand(s) this 3rd day of **March, 2017.**

Elizabeth H. Kastanotis

Elizabeth H. Kastanotis

NOTE: Additional Signature Pages are Attached.

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth H. Kastanotis,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at DELAND, Florida, this 3rd day of March, **2017.**

Notary Public

My Commission Expires: 11/6/20

KIMBERLY ROUSSEAU
Notary Public - State of Florida
Commission # GG 045098
My Comm. Expires Nov 6, 2020
Bonded through National Notary Assn.

KIMBERLY ROUSS
Notary Public - State of Florida
Commission # GG 045098
My Comm. Expires Nov 6, 2020
Bonded through National Notary Assn.

Witness my/our hand(s) this 6th day of **March, 2017.**

Mary Eva Bader

STATE OF VIRGINIA)
COUNTY OF ~~Virginia~~) Campbell

Personally appeared before me, a Notary Public of said County and State, **Mary Eva Bader,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lynchburg, Virginia, this 6th day of March, **2017.**

Notary Public

My Commission Expires: 10/31/2019

LAURA M GROSVENOR
Notary Public
Commonwealth of Virginia
274301
My Commission Expires Oct 31, 2019

Witness my/our hand(s) this 3 day of **March, 2017.**

Virginia Harwood

STATE OF HAWAII)
COUNTY OF Hawaii)

Personally appeared before me, a Notary Public of said County and State, **Virginia Harwood,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hilo, Hawaii, this 3rd day of March, **2017.**

S. Talich
Notary Public, State of Hawaii

My Commission Expires: April 19, 2017

NOTARY PUBLIC CERTIFICATION
S. Talich Third Judicial Circuit
Doc. Description: Warranty Deed

No. of Pages: 3 Date of Doc. March 3, 2017

S. Talich March 3, 2017
Notary Signature Date