**THIS INSTRUMENT PREPARED BY:**

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176074

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2017.

Notary Public
My Commission Expires: 3/8/21

BILL GARRETT, Davidson County
Trans: T20170042322 DEEDWARR
Recvd: 05/18/17 10:21 2 pgs
Fees: 13.00 Taxes: 1443.00
20170518-0049321

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Roger Conrad<br>Ella Conrad<br>31 S. Newport Drive<br>Napa, CA 94559 | Wells Fargo Bank, N.A.<br>P.O. Box 11701<br>Newark, NJ 07101 | 81-8-433.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charles Justin Harvey and wife, Audra L. Harvey**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Roger Conrad and Ella Harper Conrad, husband and wife, as joint tenants,** 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 the easterly half of Lot No. 186 and the westerly 35 feet of Lot No. 187, on the Plan of North Nashville Real Estate Company's Property, of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 186 and 187 front together 60 feet on the southerly side of Buchanan Street, formerly Carroll Street, and run back between parallel lines 100 feet to an alley.

Being the same property conveyed to Charles Justin Harvey, a married man by Warranty Deed from Mark Crawford and Annette Crawford, dated October 31, 2006, recorded November 2, 2006, of record in Instrument No. 20061102-0136240, Register's Office for Davidson County, Tennessee.

This is improved property located at: 513 Buchanan Street, Nashville, TN 37208

Audra L. Harvey joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 17th day of May, 2017.

**Charles Justin Harvey**

**Audra L. Harvey**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Charles Justin Harvey and Audra L. Harvey**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of May, 2017.

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

C. M. Corriveau
Notary Public
My Commission expires: 3/8/21