PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/23/21

(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Eric Hartman	Cambridge Mortgage, Inc.	82-3-56
(NAME)	(NAME)	BILL GARRETT, Davidson County
1011 Joseph Ave.	115-B East Main Street	Trans:T20170045126 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 05/26/17 13:59 2 pgs
Nashville, TN 37207	Gallatin, TN 37066	Fees:12.00 Taxes:925.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170526-0052821

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, I/we, Henry L. Conger and wife, Vicki J. Conger , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Eric Hartman, a single man, 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. 87, C.F. Sharpe & W.L. Horn's 2nd Subdivision of Lindsley Property, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Henry L. Conger and wife, Vicki J. Conger by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated August 18, 2015, of record in Instrument No. 20150826-0086306, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1011 Joseph Ave., Nashville, TN 37207
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 25th day of May, 2017

Henry L. Conger
Henry L. Conger

Vicki J. Conger
Vicki J. Conger

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Henry L. Conger and wife, Vicki J. Conger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th of May, 2017.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

