BILL GARRETT, Davidson County
Trans:T20170061615 DEEDWARR
Recvd: 07/19/17 09:40 2 pgs
Fees:13.00 Taxes:1054.50
20170719-0072609

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1161

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of July, 2017

Notary Public
Commission Expires: 9-10-18

SUSAN L HEINRICH
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Hawthorn 1129 Richmond Drive Nashville, TN 37216	new owners	061-08-0-006.00

WARRANTY DEED

FOR AND IN 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,

Tyler Stone, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Hawthorn and Kirsten Nelson, 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 part of Lot No. 15 on the Plan of Section One, King Subdivision, of record in Plat Book 1130, Page 94, as revised by instrument of record in Book 1733, Page 249, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 70 feet on the North side of Richmond Drive and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Tyler Stone, unmarried by Warranty deed from David Langgle-Martin and Elizabeth Langgle-Martin, husband and wife of record in Instrument No. 20160331-0030665 Register's Office for Davidson County, Tennessee, dated March 30, 2016 and recorded on March 31, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1129 Richmond Drive, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of July, 2017.

Tyler Stone

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tyler Stone, unmarried** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this 13th day of July, 2017.

Notary Public
My Commission Expires: _____

(Notary Seal)