# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170067186 DEEDWARR
Recvd: 08/04/17 08:25 2 pgs
Fees:13.00 Taxes:2897.10
20170804-0079582

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $783,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eric Christopher Pua | New Owner | 091-15-0-235.00 |
| (NAME) | (NAME) | |
| 5001 Nevada Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | , | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, WE, KATHERINE G. HARTLEY AND AMANDA G. HARTLEY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC CHRISTOPHER PUA AND HEATHER HARTIG PUA, 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 Block 17 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Co's. First Addition, as of record in Plat Book 421, page 18, said Register's Office, described as follows:

Beginning at the Southwest corner of Nevada Avenue, as extended West from the Charlotte Park Company's First Addition to Nashville, and 50th Avenue, North, as extended South from Charlotte Avenue; thence, with the southerly margin of Nevada Avenue, westerly 60 feet to a point; thence, at right angles southwardly and parallel with 50th Avenue, North, 150 feet to the northerly margin of an alley; thence, easterly with the margin of said alley 60 feet to the western margin of 50th Avenue, North; thence, running northwardly with the westerly margin of said 50th Avenue, North, 150 feet to the point of beginning.

Being the same property conveyed to KATHERINE G. HARTLEY AND AMANDA G. HARTLEY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from CHARLES P. RICHARDSON AND RACHAEL A. RICHARDSON, HUSBAND AND WIFE, of record as Instrument No. 20110215-0012993, dated February 11, 2011, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Co.'s. First Addition, as of record in Plat Book 421, page 18; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5001 Nevada Avenue, Nashville, TN 37209

(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 our hands this 27th day of July, 2017.

Katherine G. Hartley

Amanda G. Hartley

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine G. Hartley and Amanda G. Hartley, the within named bargainors, 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 Nashville, TN this 27th day of July, 2017

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18