WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170072587 DEEDWARR
Recvd: 08/22/17 09:22 2 pgs
Fees:13.00 Taxes:850.63

20170822-0085948

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/6/20
(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stephanie Poage, Tiago Title, LLC, 2018 Eastwood Road, Suite 313, Wilmington, NC 28403

File No.: 17-02213

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Justin M. Harder and Elizabeth Smith Harder, husband and wife	Justin M. Harder and Elizabeth Smith Harder, husband and wife	
(NAME) 6327 Columbia Avenue	(NAME) 6327 Columbia Avenue	091 13 0 048.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars ($229,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RHONDA WESTOVER, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUSTIN M. HARDER AND ELIZABETH SMITH HARDER, 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 Lot No. 10, Block "H" on the Map of Croleywood Subdivision, Section two, of record in Book 1130, Page 100, Register's Office for said county, described as follows:

Said Lot No. 10 fronts 60 feet on the South Side of Columbia Avenue and runs back between lines 186.6 feet on East Line, and 195.5 feet on the West line, to a dead line in the rear, measuring 60.7 feet thereon.

Being the same property conveyed to Rhonda Westover by Quitclaim Deed from Raymon G. Hand, Sr. and Norma M. Hand dated February 20, 2009 and recorded February 25, 2009 at Reception No. 20090225-0016428.

unimproved ☐
This is improved ☒ property, known as 6327 Columbia Avenue, Nashville, TN 37209
(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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy by the entireties with right of survivorship.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Rhonda Westover this 17 day of August 2017

Rhonda Westover
Rhonda Westover

STATE OF TENNESSEE
COUNTY OF Montgomery

On this 17 day of August 2017, before me personally appeared Rhonda Westover, a single woman to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 17 day of August 2017

Commission Expires: 3-6-18

T. GARRISON
Notary Public

