WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170074025 DEEDWARR
Recvd: 08/24/17 14:43 2 pgs
Fees:13.00 Taxes:740.00
20170824-0087233

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: May 17, 2021

(AFFIX SEAL)

RAY MORRIS 8/23/2017 STATE OF TENNESSEE NOTARY SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daren Strange	Daren Strange	135-00-O-190.00
(NAME) 2701 B Meadow Rose Dr	(NAME) "	
(ADDRESS) Nashville TN 37206	(ADDRESS) "	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sonya Harper and Chris Harper, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Daren Strange and Silvia San Martin, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract No. 1: Land in the Second Civil District of Davidson County, Tennessee, described as follows: Boundary on the south by the John T. Wallace property. Boundary on the west by Hall & Gardner. Boundary on the north by W. O. McClendon; and on the east by Ned Shelton Road. Beginning at a point in the southeast corner of said property, the west margin of Ned Shelton Road, the same being the northeast corner of land owned by John T. Wallace, and running thence with his line west 420 feet, more or less, to a point; thence north 174 feet, more or less, to a point; thence east 420 feet more or less, to a point in the west margin of said Ned Shelton Road; thence south with the west margin of Ned Shelton Road 174 feet, more or less, to the point of beginning.

Tract No. 2: A tract or parcel of land in the 2nd Civil District of Davidson county, Tennessee, described as follows: beginning at a point in the westerly margin of Ned Shelton Road at a common corner with property of Cline W. Sharber and wife, as conveyed to them by deed of record in Book 4338, Page 779, Register's Office for Davidson County, Tennessee; thence westerly with line of Sharber 420 feet, more or less, to a point; thence northerly with line of Hall and Gardner 141 feet, more or less, to a point at corner with Ross; thence easterly with line of Ross 420 feet, more or less, to a point in the westerly margin of Ned Shelton Road; thence southerly with Ned Shelton Road 141 feet more or less, to the point of beginning.

Being the same property conveyed to Sonya Harper by Installment Deed from R. Holt, L.P., a Tennessee limited partnership, dated 12/21/1999, recorded 01/03/2000, of record in Instrument No. 200001030000674, in the Register's Office for Davidson County, Tennessee.

Chris Harper, spouse of Sonya Harper, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, he may have to the property as listed above.

Subject to the following: Taxes for the year 2017 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2935 Ned Shelton Road, Nashville, TN 37217

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 23rd day of August, 2017.

Sonya Harper

Chris Harper

State of Tennessee
County of Wilson

Personally appeared before me Sonya Harper and Chris Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of August, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: May 17, 2021

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122