29995-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170074277 DEEDWARR
Recvd: 08/25/17 10:43 2 pgs
Fees:13.00 Taxes:1587.30
20170825-0087522

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$429,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of August, 2017.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark Gehrke **Meredith Gehrke**	**OWNERS**	**Map 115-08-0 Parcel 004.00**
751 Brownlee Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard H. Hardy, married, and Roy A. Hardy, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meredith Gehrke and Mark Gehrke, wife and husband

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. 46 on the Plan of Brook Meade, Section IV, of record in Book 2133, Page 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Roy A. Hardy and wife, Helen V. Hardy, by Deed dated June 25, 1973 from John L. Freeman and wife, Palma P. Freeman, of record in Book 4722, Page 579, Register's Office for Davidson County, Tennessee. The said Roy A. Hardy and wife, Helen V. Hardy having since died. The said Helen V. Hardy having predeceased Roy A. Hardy on March 15, 2013. The said Roy A. Hardy having died testate on December 29, 2015. Pursuant to the Last Will and Testament of Roy A. Hardy duly probated in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 16P-151. Pinnacle Bank having been appointed the Executor of The Estate of Roy A. Hardy. The said Pinnacle Bank, Executor, having quitclaimed by Executor's Quitclaim Deed dated December 15, 2016, to Richard H. Hardy, a one-half (1/2) undivided interest, as a tenant in common and Roy A. Hardy, a one-half (1/2) undivided interest, as a tenant in common, of record in Instrument No. 20161216-0132138, said Register's Office.

This instrument is being executed on behalf of Roy A. Hardy, pursuant to a Power of Attorney executed by him on the 17th day of August, 2017, of record in Instrument No. 20170825-0087521, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or his spouse.

The conveyance of the above described parcel of land is subject to the following: (1) If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603 et seq. (2) The Plan of record in Book 2133, Page 93, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **751 Brownlee Drive, Nashville, TN 37205**

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 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 my/our hand(s) this 24 day of **August, 2017.**

Richard H. Hardy

Richard H. Hardy

Roy A. Hardy by Richard H. Hardy ATTY-IN-FACT

Roy A. Hardy by Richard H. Hardy, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Richard H. Hardy,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of **August, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24 day of August, 2017, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Richard H. Hardy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Roy A. Hardy,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Roy A. Hardy**, for the purpose therein contained, by signing the name of **Roy A. Hardy,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of **August, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.