WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

R Watters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2017.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. TE0003261

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Help, LLC	NEW OWNER	120-12-0-061.00
(NAME)	(NAME)	
73 White Bridge Rd Ste 103		
(ADDRESS)	(ADDRESS)	
Nashville Tn 37205		
(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, I, **Robert Stephen Hardie, Trustee of the Frances Isley Hardie Revocable Trust,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Property Help, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, 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. 109 on the Plan of Horton Heights, Section X, of record in Book 2133, Page 32, Register's Office for said County, more particularly described as follows:

Beginning on the easterly margin of Fleetwood Drive; thence in an easterly direction 209 feet to a point; thence in a northerly direction 215.4 feet to a point on the southerly margin of Summerly Drive: thence in a westerly direction along the margin of the same, 178 feet to a point; thence continuing around a curve in a westerly and southerly direction 39.3 feet to a point on the easterly margin of Fleetwood Drive; thence in a southerly direction, along the margin of the same, 173.6 feet to the point of beginning.

Being the same property conveyed to Frances Isley Hardie by Warranty Deed from Royal G. Albridge, Jr. and wife, Ulla A. Albridge, recorded July 29, 1969 in Book 4353, Page(s) 430-431.

Being the same property conveyed to Frances I. Hardie, Trustee, or any Successor Trustee, of The Frances Isley Hardie Revocable Trust dated June 5, 2007, by Quit Claim Deed from Frances Isley Hardie, unmarried, dated April 9, 2014, recorded April 14, 2014 in Instrument No. 20140414-0031049.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170078119 DEEDWARR
Recvd: 09/06/17 15:06 2 pgs
Fees:13.00 Taxes:1110.00

20170906-0091724

unimproved ☐
This is improved ☒ property, known as 823 Summerly Dr, 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 my hand this 29th day of August, 2017.

Frances Isley Hardie Revocable Trust

Robert Stephen Hardie

By: Robert Stephen Hardie, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Robert Stephen Hardie, 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 Trustee of the Frances Isley Hardie Revocable Trust, the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand this 29th day of August, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leslie Garside

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206