30107-8

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 5193 DEEDWARR
09/27/2017 09:47:05 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20170927-0098794

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$570,000.00**

Affiant

Subscribed and sworn to before me, this the 25th day of September, 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
Gina M. Napoli, Trustee	**OWNER**	**Map 104-10-0 Parcel 209.00**
2812 Hillside Drive		
Nashville, Tennessee 37212		

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,

Joan S. Harshman, unmarried

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

Gina M. Napoli, Trustee of the Gina M. Napoli 2012 Declaration of Trust U/A/D August 8, 2012

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. 6 of Block 6 on the Plan of Fairfax Place, of record in Book 547, Pages 137 and 138, 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 Sidney Harshman and wife, Joan S. Harshman, by Deed dated April 29, 1960 from Carl D. McFerren and wife, Mary H. McFerren, of record in Book 3069, Page 141, Register's Office for Davidson County, Tennessee. The said Sidney Harshman died on December 25, 1997. Said interest is now vested in Joan S. Harshman as surviving tenant by the entirety.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 547, Pages 137 and 138, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 702, Page 715, Register's Office for Davidson County, Tennessee. (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 **2812 Hillside Drive, Nashville, Tennessee 37212**

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 25th day of **September, 2017.**

Joan S. Harshman

Joan S. Harshman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joan S. Harshman,** the within named seller, 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, Tennessee, this **25th** day of **September, 2017.**

Notary Public

My Commission Expires: 1/17/2

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