WARRANTY DEED

Bill Garrett Davidson County
Batch# 14373 DEEDWARR
10/17/2017 11:03:31 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20171017-0106276

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Danielle Imbarrato
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2017

Notary Public:

MY COMMISSION EXPIRES: 11/17/19
(AFFIX SEAL)

Michelle V Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires November 17, 2019

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brittany Stewart	New Owner	Parcel ID:
758 Lynwood Avenue		10506016000
Nashville, TN 37203		

FOR AND IN 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, we

Eunice Hardin and Adrian Hardin, Sr., both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brittany Stewart and James Ryan Snellen, both unmarried

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 the easterly 15 feet of Lot No.16 on the Highland Garden Plan of Lots, as of record in Book 57, Page 118, Register's Office for said County, and a strip of ground 30 feet wide between lots 16 and 17 in said plan, formerly used by the Overland Railway Company as its right-of-way, described as follows:

Beginning at the southwest corner of Lot No. 17 in said Highland Garden Plan on the north margin of Lynwood Avenue, and running northerly with the west line of Lot No. 17, 135.5 feet, more or less, to an alley; thence westwardly with the southerly margin of said alley 42 feet to a point; thence southerly 135 feet and 6 inches, more or less, to the northerly margin of Lynwood Avenue; thence with said margin easterly 45 feet to the point of beginning.

Being the same property conveyed to Eunice Hardin and Adrian Hardin, Sr. by Quitclaim Deed from Eunice Harding of record in Instrument 20171017-0106274, Register's Office for said County.
See also Quitclaim Deed to Eunice Hardin and Adrian Hardin, Sr., as joint tenants with rights of survivorship, from Eunice Hardin of record in Instrument 20130222-0017947, said Register's Office, dated February 21, 2013. And being the same property conveyed to Ernest R. League and wife, Henrietta League by deed from Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin of record in Book 4425, Page 975, said Register's Office. The said Henrietta League died October 12, 1997 and title vested in Ernest R. League, as surviving tenant by the entirety. The said Ernest R. League died intestate on December 7, 1998, leaving Eunice Hardin as Sole Heir. Reference is also made to Affidavit of Heirship of record in Instrument 20130222-0017946, said Register's Office. See also Affidavits of Heirship of record in Instrument 20171017-0106275, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 118, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 758 Lynwood Avenue, Nashville, TN 37203

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 our hands this 15th day of September, 2017.

Eunice Hardin

Adrian Hardin, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eunice Hardin and Adrian Hardin, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.