Bill Garrett Davidson County
Batch# 18939 DEEDWARR
10/27/2017 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,224.70
20171027-0110374

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $331,000.00

Affiant

Subscribed and sworn to before me, this 26 day of October, 2017.

Notary Public

My commission expires: 6/29/21

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Abigail Hewitt	NEW OWNER	**08304000500 08304000501**
1406 Harwood Dr		
Nashville, TN 37206		

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 ACKNOWLEDGE, WE,

Kristy Doherty, married

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

Abigail Hewitt, an unmarried woman

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:

Parcel No. 08304000500
Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Porter Heights, Part Four, as of record in Book 1424, page 103, Register's Office for said County.

Being the same property conveyed to Kristy Doherty, married, by Warranty Deed, from Bobby D. Eldrige and wife, Dotsie Eldridge, dated March 30, 2017, of record in Instrument No. 20170404-0032679, Register's Office for Davidson County, Tennessee.

Parcel No. 08304000501
Being the Southerly 65 feet of the Northerly 247.85 feet of the Easterly 125 feet of Lot No. 64 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County, described according to a survey made by Cantrell and Connell, Engineers, May 22, 1951, as follows:

Beginning at the Northwest corner of Lot No. 6 on the Plan of Porter Heights, Section 4, as of record in Book 1424, page 103, said Register's Office; thence with Westerly line of said Lot No. 6 Southwardly 65 feet to the corner of Lots No. 6 and 7; thence Westwardly and parallel with the line between Lots No 6 and 7, 125 feet; thence North 1 degree 48 minutes East 65 feet to a point opposite the corners of Lots No. 5 and 6; thence Eastwardly 125 feet to the beginning.

Being the same property conveyed to Kristy Doherty, married, by Warranty Deed, from Bobby D. Eldrige and wife, Dotsie Eldridge, dated March 30, 2017, of record in Instrument No. 20170404-0032679, Register's Office for Davidson County, Tennessee. Subject property was never primary residence for grantor and/or spouse and was used for investment purposes only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 1424, page 103, and Book 21, page 9, Register's office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1406 Harwood Dr, Nashville, TN 37206.

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 in 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 26th day of October, 2017.

Kristy Doherty

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Kristy Doherty, the within named Grantor(s), 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, at office, this 26th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

