File Box
24B

This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

ADDRESS NEW OWNER:
GRE, LLC
Attn: Brain Gainous
205 Cantrell Avenue
Nashville, TN 37205
SEND TAX BILL:
New Owner
MAP AND PARCEL: 06110013100

Bill Garrett Davidson County
Batch# 22438 **DEEDWARRSP**
11/06/2017 12:06:54 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20171106-0113785

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of October, 2017.

NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: October 12, 2019

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Bessie J. Harper, a single widow**, a/k/a Bessie H. Harper, hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys unto **GRE, LLC, a Tennessee limited liability company**,, its successors and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 27 on the plan of Maplewood Heights Subdivision of record in Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bobby Joe Harper and wife, Bessie H. Harper by deed from Thelma Maddox dated September 16, 1970, of record in Book 4446, page 346, Register's Office for Davidson County, Tennessee. Bobby Joe Harper died on January 18, 2015, vesting property in Bessie H. Harper a/k/a Bessie J. Harper, as surviving spouse. Bessie H. Harper is also known as Bessie J. Harper. Adam Hill has been appointed Bessie J. Harper's Conservator by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-1739.

This conveyance is subject to 2017 taxes, paid, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 547, page 77 and 78; Easement to Quest Communications

International, Inc. as set out in Instr. No. 20120228-0017172, said Register's Office.

This property is being sold as is, where is.

This is improved property known as: 4104 Saunders Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract of 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.

And now **Bessie J. Harper, a single widow**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of his interest unto the said **GRE , LLC, a Tennessee limited liability company**, its successors and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to the exceptions aforesaid, to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 31st day of October, 2017.

Bessie J. Harper
by Adam Hill, Conservator

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Adam Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Conservator, of Bessie J. Harper, the bargainor, and as such being so authorized by said Seventh Circuit Court of Davidson County at Nashville, (Probate Division), Docket No. 16P-1739, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2017.

NOTARY PUBLIC Ann B. Waddell

My Commission Expires: October 12, 2019