Bill Garrett Davidson County
Batch# 28235 DEEDWARR
11/20/2017 02:19:30 PM 5 pgs
Fees: $28.00 Taxes: $555.00
20171120-0119016

WARRANTY DEED

2017-944

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of October, 2017.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
American Dream Developers, Inc. 4201 Barnes Cove Drive Antioch, TN 37013	SAME	01.07-0-109.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David Hardy and Mary Ford and Howard Coats and Robert Hardy and Marion Ford and Linda Braddy and Virginia Fisher and George Thomas Hardy, heirs of Lillie Pearl Batey, and Sallie O'Bryant Harris, heir of John Hardy, the deceased heir of Lillie Pearl Batey, and Carlissa Holt and Carlos Holt, heir of Carolyn Hardy, the deceased heir of Lillie Pearl Batey,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **American Dream Developers, Inc.,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 2018 Owen Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Beginning at a point in the easterly margin of Own Street, 94 feet south of the southeast ornery of Owen and Cass Steet; thence southerly with the east margin of Owen Street 64 feet to a point; thence easterly and parallel with Cass Street 128 feet, more or less to the westerly margin of an alley; thence with said alley and northerly 64 feet to a pint; thence westerly and parallel with Cass Street 128 feet, more or less, to the easterly side of said Owen Street, the place of beginning.

Being the same property conveyed to David Hardy from Lillie Pearl Couch by Quitclaim Deed dated November 9, 1988 and recorded November 15, 1988 in Book 7703, page 557, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2018 Owen Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 20th day of October, 2017

David Hardy

Mary Ford

Howard Coats

Robert Hardy

Marion Ford

Linda Braddy

Virginia Fisher

George Thomas Hardy

Sallie O'Bryant Harris

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named David Hardy and Mary Ford and Howard Coats and Robert Hardy and Marion Ford and Linda Braddy and Virginia Fisher and George Thomas Hardy and Sallie O'Bryant Harris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of October, 2017.

Notary Public
My Commission Expires: 6-30-2019

Carlissa Holt

Carlissa Holt

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Carlissa Holt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of October, 2017.

Notary Public
My Commission Expires: 6-30-2019

Carlos Hardy

Carlos Hardy

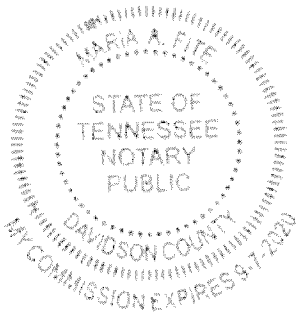
State of
County of

Personally appeared before me, Carlos Hardy a Notary Public in and for said County and State, the within named Carlos Hardy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16 day of November, 2017.

Maria A. Fite

Notary Public
My Commission Expires:



Certificate of Authenticity

I, April G. Nichols, 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 herewith 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, Janice G. Nichols, a notary public for this county and state, April G. Nichols 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: December 8 2019

Notary's Seal (If on paper)

JANICE G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY