WARRANTY DEED

Bill Garrett Davidson County
Batch# 42733 **DEEDWARR**
12/29/2017 12:19:35 PM 2 pgs
Fees: $13.00 Taxes: $55.50

20171229-0132374

File No. RW0003707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.17.18 (AFFIX SEAL)

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Lee Barrett Jr.	NEW OWNER	107-09-0A-013.00
(NAME) 1040 Harold Drive	(NAME) 417 Welshwood Drive	
(ADDRESS) Nashville, TN, 37217	(ADDRESS) Nasvhille, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Harold Drive, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. Lee Barrett Jr., married,** HEREINAFTER CALLED THE GRANTEE, 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 several condominium apartments described as follows:

Being Unit Number 1040, Building "A" on the plan of Castlewood Condominiums Apartments, a Horizontal Property Regime and more particularly described in Plat Book 4660, Page 62, Register's Office for Davidson County, Tennessee.

Being a portion of property conveyed to Harold Drive, LLC, by Warranty Deed from John D. Denton, dated May 30, 2014, recorded June 3, 2014 in Instrument No. 20140603-0047529.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1040 Harold Drive, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 27th day of December, 2017.

Harold Drive, LLC

By: Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joshua L. Hunter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Authorized Agent of Harold Drive, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Authorized Agent.

Witness my hand this 27th day of December, 2017.

Notary Public

My commission expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206