Bill Garrett Davidson County
Batch# 53705 DEEDWARR
02/01/2018 10:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180201-0010210

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Title365-Coraopolis, 345 Rouser Road, Suite 201, Coraopolis, PA 15108
File No. OS3220-17009922

| Name and Address of New Owner | Name and Address of Entity Responsible for Payment of Real Property Taxes | Tax Map Parcel No.: |
|---|---|---|
| Sarah Grace Leeper Tate and Douglas E. Tate | Sarah Grace Leeper Tate and Douglas E. Tate | 130-01-0-205 |
| 232A Harding Place | 232A Harding Place | |
| Nashville, TN 37205 | Nashville, TN 37205 | |

Exempt pursuant to 67-4-409(a)(3)(A)(ii)

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, SARAH GRACE LEEPER TATE formerly known as SARAH G. LEEPER, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto SARAH GRACE LEEPER TATE and DOUGLAS E. TATE, wife and husband, hereinafter referred to as "Grantee", whose mailing address is 232A Harding Place, Nashville, TN 37205, their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the Northwesterly portion of Lot No. 26 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95 and as delineated on the Plan of Bel-Re Villa, of record in Book 5800, page 171, all in said Register's Office, and described more particularly as follows:

Beginning at a point in the Northeasterly margin of Harding Place at the common front corners of Lots 26 and 27 of the said Bransford Realty Company's Belle Meade Golf Links Subdivision, said point being the Northwesterly corner of the herein described tract of land; thence leaving the Northeasterly margin of Harding Place with the Southeasterly line of said Lot No. 27, North 55 degrees 44 minutes east 211.7 feet to the common rear corners of said Lots 26 and 27, and being the Northwesterly corner of Lot No. 58 on said Bransford Realty Company's Belle Meade Golf Links Subdivision; thence South 34 degrees 47 minutes 30 seconds East 28.31 feet to a point; thence South 54 degrees 03 minutes 23 seconds West 57.94 feet to a point; thence North 35

degrees 56 minutes 37 seconds West 2.0 feet to a point; thence South 54 degrees 03 minutes 23 seconds West 4.9 feet to a point; thence South 35 degrees 56 minutes 37 seconds East 2.0 feet to a point; thence South 54 degrees 03 minutes 23 seconds West 30.2 feet to a point; thence South 56 degrees 13 minutes 28 seconds West 118.97 feet to the Northeasterly margin of Harding Place; thence with said margin, North 34 degrees 47 minutes 30 seconds West 30 feet to the point of beginning.

Together with an access easement for ingress and egress to and from Harding Place across the Westerly portion of said property.

TAX ID NO.: 130-01-0-205

BEING the same property conveyed to Sarah G. Leeper by Deed recorded in Book 9054, Page 235 in the Register's Office of Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 232A Harding Place, Nashville, TN 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26 day of January, 2018.

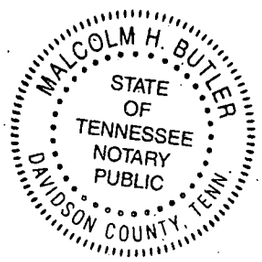
Sarah Grace Leeper Tate formerly known as Sarah G. Leeper

SARAH GRACE LEEPER TATE formerly known as SARAH G. LEEPER

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SARAH GRACE LEEPER TATE formerly known as SARAH G. LEEPER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 26 day of January, 2018.

Malcolm H. Butler
Notary Public
My Commission expires: 9-7-2020



## VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SarahGrace Leeper Tate
Affiant/Grantee

Affiant/Grantee

Subscribed and sworn to before me this 26 day of January, 2018.

Malcolm H. Butler
Notary Public
My Commission expires: 9-7-2020

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

# TRUE COPY CERTIFICATION

I *Mark Bauwin*, 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 PENNSYLVANIA

COUNTY OF ALLEGHENY

PERSONALLY APPEARED BEFORE ME, *SHANNON MCINTYRE*, A NOTARY PUBLIC FOR THIS COUNTY ALLEGHENY AND STATE OF PENNSYLVANIA WHO ACKNOWLEDGES THAT, *MARK BAUWIN* PERSONALLY APPEARED AND AFFIRMS THAT THIS CERTIFICATION OF AN ELECTRONIC DOCUMENT IS TRUE AND CORRECT AND WHOSE SIGNATURE I HAVE WITNESSED.

Notary Signature

06/18/2020

Notary Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020