WARRANTY DEED

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 2/21/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard L. Hartselle	Richard L. Hartselle	131060G70700CO
(NAME)	(NAME)	
4410 Granny White Pike	4410 Granny White Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 59016 **DEEDWARR**
02/14/2018 10:38:10 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180214-0014517

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Margaret Smith, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard L. Hartselle and Lynn Tate Hartselle, husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit No. 707 of Burton Hills, Villages of Ashlawn, a Condominium, created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Plat Book 7076, page 696, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Burton Hills, Villages of Ashlawn, a Condominium, as set forth in Exhibit "B" of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Margaret Smith, an unmarried woman, by Warranty Deed from Melinda Rodriguez Brower, Trustee of the Melinda Rodriguez Revocable Living Trust Dated February 3, 2006, recorded on May 10, 2013, of record in Instrument No. 20130510-0047635, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 707 Arkland Place, Nashville, TN 37215
(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/our hands this 13th day of February, 2018.

Margaret Smith

State of Tennessee
County of Williamson

Personally appeared before me Margaret Smith, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of February, 2018.

Notary Public
My Commission Expires: 11/14/21

File No.: 12729

