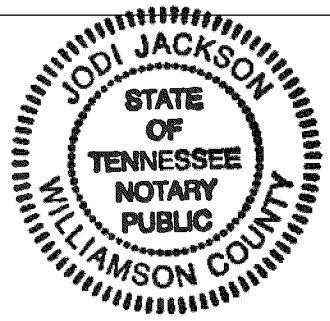
Bill Garrett Davidson County
Batch# 59966 DEEDWARR
02/16/2018 02:20:30 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20180216-0015369

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of February, 2018.

Notary Public

My commission expires: 7-26-2021

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| John T. Harding | Pinnacle Bank | |
| 1810A Warfield Drive | 150 3rd Ave S, Ste 900 | 131031S00200 |
| Nashville, TN 37215 | Nashville, TN 37201 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM DANIEL DESKINS AND ALEXANDRA HALE DESKINS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN T. HARDING, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 1810 Warfield Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150630-0062998 and 20150708-0066222, as amended in Instrument No. 20160926-0101279, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Gala, LLC by Warranty deed from James Richard Stelling, married of record in Instrument No. 20150630-0062996 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on June 30, 2015.

Being the same property conveyed to William Daniel Deskins and Alexandra Hale Deskins by Warranty deed from Gala, LLC of record in Instrument No. 20160615-0060812 Register's Office for Davidson County, Tennessee, dated June 9, 2016 and recorded on June 15, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1810A Warfield Drive, Nashville, TN 37215.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of February, 2018.

**William Daniel Deskins**

**Alexandra Hale Deskins**

STATE OF KENTUCKY
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Daniel Deskins and Alexandra Hale Deskins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of February, 2018.

Notary Public

My Commission Expires:

HEATHER SLOAN
NOTARY PUBLIC
ID # 574383
Commonwealth of Kentucky
My Commission Expires March 25, 2021

**True Copy Certification**

I, Penny Y. Ray, 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, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary Seal (If on paper)

PATRICIA HAGGARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY