THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue, Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $1,900,000.00. Affiant Subscribed and sworn to before me this 26th day of February, 2018. Notary Public My Commission Expires:
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 34098-02-2018**	
Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clayton Wilson Hart, Karly L. Hart 422 Ellendale Avenue Nashville, TN 37205	NEW OWNER	Map and Parcel No.: 116 11 0 015 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph C. Davis, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clayton Wilson Hart and Karly W. Hart**, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 422 Ellendale Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Bill Garrett Davidson County
Batch# 68053 DEEDWARR
03/13/2018 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $7,030.00

20180313-0023468

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of February, 2018.

Joseph C. Davis, LLC, a Tennessee limited liability company

BY: _____ Vice-President
Gerald G. Patterson, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared Gerald G. Patterson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice-President of Joseph C. Davis, LLC, a Tennessee limited liability company and as such Vice-President executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 26th day of February, 2018.

_____
Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being two adjoining tracts of land, being Lot No. 2 and the westerly parts of Lots Nos. 19A and 19B of Block "D" on the Map of the Malone Property called "Honeywood Subdivision" according to an unrecorded Plan made by W.B. Southgate, Surveyor;

Lot No. 2 Is described as follows: Beginning at a point on the east side of Ellendale Avenue 222 ½ feet, from the corner of Honeywood Avenue and runs back in an easterly direction 200 feet to a point, the common corner of Lots 1, 2, 19 and 20 of said plan; thence in a northerly direction 200 feet to a corner, the common corner of Lots 2, 3, 18 and 19 on said plan; thence in a westerly direction 200 feet to the easterly margin of Ellendale Avenue; thence in a southerly direction along the easterly margin of Ellendale Avenue 200 feet to the point of beginning.

The westerly parts of said lots 19A and 19B are described as follows:

Beginning at the common corner between Lots Nos. 1, 2, 19 and 20, being the southeast corner of said Lot 2 described above; thence northerly along the easterly line of said Lot 2, a distance of 200 feet to the common corner between Lots 2, 3, 18 and 19; thence easterly along the common corner between Lots 18 and 19, 28 feet to the east side of a hedgerow; thence along said east side southerly 200 feet, more or less, to a point in the common line between Lots 19 and 20; thence westerly along said common line 29 feet to the beginning.

Being the same property conveyed to Joseph C. Davis, LLC, a Tennessee limited liability company, by deed dated July 27, 2007 from Sally L. Henderson and husband, Randall Henderson, of record in Instrument No. 20070808-0094606, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 116 11 0 015 00.
2. Belle Meade City taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No.: 116 11 0 015 00.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5828, page 897, Register's Office for Davidson County, Tennessee.