Bill Garrett Davidson County
Batch# 76211 DEEDWARR
04/04/2018 11:08:30 AM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20180404-0031572

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/14/21

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF THOMAS SIDWELL K.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harvey 11 Tennessee, LLC	Harvey 11 Tennessee, LLC	117-05-O-192.00
(NAME)	(NAME)	
15 Colonel Winstead Drive	15 Colonel Winstead Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Timothy C, Harvey, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Harvey 11 Tennessee, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3619 Woodmont Boulevard, 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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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.

This Property is not a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest.

Witness my hand this 3rd day of April, 2018.

File No.: 01288-43157
SMG TN Warranty Deed

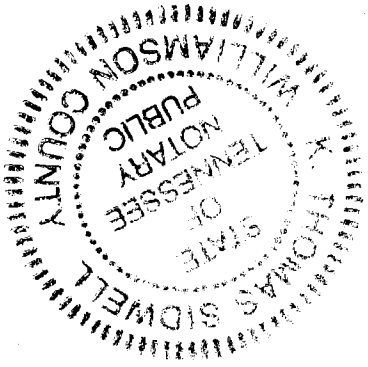
Timothy C, Harvey

State of Tennessee
County of Williamson

Personally appeared before me Timothy C, Harvey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of April, 2018.

Notary Public K. Thomas Sidwell
My Commission Expires: 11/14/24



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot No. 11 and 12, Block C, Revised Plan of the Life and Casualty Co.'s Subdivision of Woodmont Acres, as shown on Plat of Record in Plat Book 843, Page 102, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Timothy C. Harvey from B and T Partnership, a Tennessee General Partnership Composed of William T. Owen and William R. Owen, of record as Instrument No. 20150707-0065845, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Timothy C. Harvey from Timothy C. Harvey, of record as Instrument No. 20160318-0025983, in the Register's Office for Davidson County, Tennessee, recorded for the purpose of consolidation of the two contiguous lots into one parcel.

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

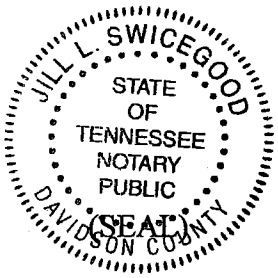
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 9/14/2018

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