**BOX 10-B**

Bill Garrett Davidson County
Batch# 87116 **DEEDWARR**
05/01/2018 12:29:24 PM 2 pgs
Fees: $13.00 Taxes: $518.00

20180501-0041112

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **ARTMAS L. WORTHY** | **SAME** | **081-15-0-314.00** |
| (NAME) **1700 D.B. TODD JR. BLVD.** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37208** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, AOLAR HART, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARTMAS L. WORTHY,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 43 and the east part of Lot No. 44, on the Plan of Bransford Realty Company's Re-Subdivision of part of Manlove's Addition, of record in Book 421, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 43 fronts 35 feet on the north side of Thompson Street and runs back between parallel lines 135.3 feet, more or less, to an alley. Said east part of Lot No. 44 adjoins Lot No. 43 and fronts 31.8 feet on the north side of Thompson Street, and runs back between lines 135.3 feet to an alley in the rear, on which it measures 42.4 feet.

Being the same property conveyed to AOLAR HART, by deed from JOHNNY BURROUGHS AND WIFE, LINDA BURROUGHS, of record in Instrument No. 20080903-0090227, dated August 19, 2008, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 421, page 53; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **1736 KNOWLES STREET, NASHVILLE, TN 37208**
(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; 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 hand this 30 day of April, 2018.

Aolar Hart

**AOLAR HART**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aolar Hart**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of April, 2018.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public