PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 VESTA ROAD
LEBANON, TN 37090

Bill Garrett Davidson County
Batch# 100846 DEEDWARR
06/05/2018 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20180605-0054023

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, B&H Properties, LLC, a Tennessee limited liability company has this day bargained and sold and does hereby transfer and convey unto Christopher Terry and Hannah Sellers Terry, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Being Lot No. 505, on the Plan of Caldwell Hall, Section IX, of record in Book 3300, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 505 fronts 82 feet on the southerly side of Harding Place and extends back 267.55 feet on the easterly line and 312.2 feet on the westerly line, to a deal line in the rear on which it measures 76.3 feet.

Included but expressly excluded from the above description is a tract of land as follows:

Real property located in Nashville and Davidson County, Tennessee, being 4 feet in width, lying south of, adjacent to and parallel with the existing southerly right-of-way of Harding Place as shown on the attached "Right-of-Way Exhibit" included with the Warranty Deed of record as Instrument No. 20130819-0086576, Register's Office for Davidson County, Tennessee. The described tract contains area of 327.4 square feet, more or less.

Being the same property conveyed to Lucid Projects, LLC, a Tennessee limited liability company, by Warranty Deed from Barry E. Vincion and Mary Kathleen Vincion, as joint tenants with right of survivorship, dated 10/30/17, of record in Instrument No. 20171108-0114995, Registers' Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Bagwell, a married man, by Warranty Deed from Lucid Projects, LLC, a Tennessee limited liability company, dated 12/14/17, of record in Instrument 201812-0000535, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to B&H Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Christopher Bagwell, a married man, dated 03/26/18, of record in Instrument No. 20180328-0029168, Register's Office for Davidson County, Tennessee.

This is improved property known as 691 Harding Place, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Christopher Terry and Hannah Sellers Terry, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 1st day of June, 2018.

B&H Properties, LLC
Christopher Bagwell, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Christopher Bagwell, Member of B&H Properties, LLC, a Tennessee limited liability company, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that Christopher Bagwell is the Member of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand this 1st day of June, 2018.

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Kelsey Pitman
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/22/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of June, 2018.

My Commission Expires: 9-30-2019

NOTARY PUBLIC

Map & Parcel No.: 146-04-0-126.00

Name and address of new owner:
Send tax bills to:
Christopher Terry and Hannah Sellers Terry
691 Harding Place
Nashville, TN 37211

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
September 30, 2019

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal