Bill Garrett Davidson County
Batch# 110318 DEEDWARR
06/28/2018 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20180628-0062812

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

MST 2018-0870

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June 2018.

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shar Van Boskirk	Same as new owner	083-06-0-104.00
(NAME)	(NAME)	
222 Chapel Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gwendolyn H Hayes, Executor and individually and Sandra Lynn Schultz, individually, as heirs of The Estate of Harry W Hargrove,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shar VanBoskirk, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 58 on the Plan of Beaumont Place of record in Plat Book 332, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harry W. Hargrove and wife, Mildred W. Hargrove by Warranty Deed from R.O. Mallarnee and Julia L. Mallarnee of record in Book 2909, Page 62, Register's Office for Davidson County, Tennessee, dated June 3, 1959 and recorded on June 4, 1959.

Harry W. Hargrove died December 10, 2005 having been predeceased by his wife, Mildred Hargrove. Gwendolyn Hayes was appointed as Conservator for Harry W. Hargrove at Docket No. 03P-462 in the Seventh Circuit Court for Davidson County, Tennessee.

Estate of Harry W. Hargrove remains open in the Seventh District Court of Davidson County, Tennessee, docket No. 06P1752.

Being also known as 222 Chapel Avenue Nashville, Tennessee 37206.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 332, Page 38, Register's Office for Davidson County, Tennessee.

This property, known as 222 Chapel Avenue, Nashville, TN 37206
(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, 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 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/our hand(s) this 21 DAY OF June, 2018.

The Estate of Harry W Hargrove
BY: Gwendolyn H. Hayes, Executor
Gwendolyn H Hayes, Executor

Joined by the sole heirs at law
Gwendolyn H. Hayes
Gwendolyn H Hayes
Sandra Lynn Schultz
Sandra Lynn Schultz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gwendolyn H Hayes, Executor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of June, 2018.

Sandie D Lamb — Notary Public
6-19-21 — My commission expires

SANDIE D. LAMB
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gwendolyn H Hayes and Sandra Lynn Schultz**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of June, 2018.

Sandie D Lamb — Notary Public
6-19-21 — My commission expires

SANDIE D. LAMB
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

