WARRANTY DEED

File #18145

Bill Garrett Davidson County
Batch# 110449 DEEDWARR
06/29/2018 10:29:21 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20180629-0063002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lane Gerhardt	NEW OWNER	-160-07-0-041.00
(NAME)	(NAME)	
5430 Overton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, I, **John C. Hause and Catherine O. Hause, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lane Gerhardt and Anjou Gerhardt, husband and wife,** 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. 1 on the Plan of Hobbs Subdivision of record in Plat Book 6900, Page 231, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, and further described as follows:

Commencing at a point in the eastern margin of Overton Road, said point being a common corner of Lot No. 1 on the Plan of Hobbs Subdivision and the Hobbs parcel of record in Book 4598, Page 245, in the Register's Office for Davidson County, Tennessee; thence along the margin of Overton Road N 03° 12' 26" East 147.72 feet to an iron pin; thence S 86° 24' 32" East 332.46 feet to an iron pin; thence S 03° 33' 23" West 148.25 feet; thence N 86° 18' 59" West 331.56 feet to the point of beginning, containing 49,133 square feet, more or less.

Being the same property conveyed to John C. Hause and wife, Catherine O. Hause by Warranty deed from Hugh Hobbs, III and wife, Yvonne H. Hobbs of record in Book 7157, page 616, Register's Office for Davidson County, Tennessee, dated March 5, 1987 and recorded on March 5, 1987.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5430 Overton Road, Nashville, TN 37220

(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 hand this 27th day of June, 2018.

John C. Hause

Catherine O. Hause

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **John C. Hause and Catherine O. Hause**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2018.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027