Mail

,Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln. Columbia, Tennessee
38401

Bill Garrett Davidson County
Batch# 111963 DEEDWARR
07/03/2018 10:40:33 AM 2 pgs
Fees: $13.00 Taxes: $1,772.30
20180703-0064362

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Donald York, by and through Kathleen York, Attorney in Fact, and wife, Kathleen York, as recorded in Book 20180222, Page 0017050, Register's Office of Davidson County, Tennessee FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Claudia Garrett Hardee, a single woman, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 143, Section 2, Arden Place of record in Plat Book 4675, Page 119, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Donald York and wife, Kathleen York by deed dated August 27, 2009 of record in Instrument No. 20090831-0081461, Register's Office of Davidson County, Tennessee.

Map & Parcel: 131-3-B-143

Property Address: 4400 Belmont Park Terrace, Unit 143, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the

27 day of June, 2018.

Donald York by Kathleen York

Donald York, by: Kathleen York, Attorney in Fact
Attorney in Fact

Kathleen York

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Kathleen York, with whom I am personally acquainted, and who acknowledged that she is the Attorney in Fact of the makers, Donald York, and is authorized by the makers to execute this instrument on behalf of the makers.

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kim Swanner
My Commission Expires
February 28, 2022
STATE OF TENNESSEE

WITNESS my hand, at office, this the 27 day of June, 2018.

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF Williamson

Personally, appeared before me, the undersigned, Kathleen York, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 27 day of June, 2018.

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kim Swanner
My Commission Expires
February 28, 2022
STATE OF TENNESSEE

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF Maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $479,000.00.

Affiant

Subscribed and sworn to before me, this 27 day of June, 2018.

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kim Swanner
My Commission Expires
February 28, 2022
STATE OF TENNESSEE

My commission expires:

Notary Public

NEW PROPERTY OWNER:
Garrett Hardee
4400 Belmont Terrace, Unit 143
Nashville, TN 37215

PERSON RESPONSIBLE FOR TAXES:
SAME