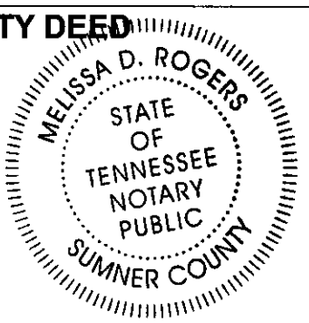
WARRANTY DEED



Karen Y Johnson Davidson County
Batch# 137957 DEEDWARR
09/07/2018 12:54:05 PM 2 pgs
Fees: $13.00 Taxes: $1,095.20

20180907-0088846

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

X Patricia Douglas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2018

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

PLS Ret

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Patricia Douglas and William L. Douglas, Sr.	Franklin American Mortgage Company	25-15-32
(NAME)	(NAME)	
296 Highland Heights Drive	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182217

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, Cleander C. Hartman, Jr. and Patricia E. Wilson, Trustees, of the Cleander C. Hartman, Sr. Family Trust established under the Will of Cleander C. Hartman, Sr., being an undivided one-half interest and Cleander C. Hartman, Jr., Patricia E. Wilson, John Knox and Jeanne Locante f/n/a Jeanne Franklin, being an undivided one-half interest**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Patricia Douglas, a married woman and William L. Douglas, Sr., her husband** 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. :

Being Lot No. 119, on the plan of Solitude Acres (erroneously shown as Soliende Acres in prior deeds), Section 1, Part II, which is of record in Plat Book 4175, Page 8, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. Said Lot fronts 170 feet on the westerly side of Highland Heights Drive and runs back between parallel lines 260 feet to a dead line.

Being the same property conveyed to Cleander C. Hartman, Sr. and wife, Bertie B. Hartman by Warranty Deed from Everette R. Gaddy, a single man, dated July 23, 1986 and filed of record in Book 6928, Page 814, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cleander C. Hartman, Sr. and Bertie B. Hartman, as equal tenants in common without a right of survivorship, by Quitclaim Deed from Cleander C. Hartman, Sr. and wife, Bertie B. Hartman, as tenants by the entirety with rights of survivorship, dated September 30, 1997 and filed of record in Book 10629, Page 352, Register's Office for Davidson County, Tennessee. The said Cleander C. Hartman, Sr. died testate on or about July 16, 2002 and pursuant to his Last Will and Testament, of record in the Probate Court of Davidson County, TN (Docket No. 02P-1410), Bertie B. Hartman, as Executor of the Estate of Cleander C. Hartman, Sr., Deceased, conveyed an undivided one-half interest to Cleander C. Hartman, Jr. and Patricia E. Wilson, Trustees, of the Cleander C. Hartman, Sr. Family Trust established under the Will of Cleander C. Hartman, Sr., by Executor's Deed, dated September 2, 2003 and filed of record in Instrument No. 20030911-0132999, said Register's Office. The said Bertie B. Hartman having since died on May 22, 2018 and by Affidavit of Heirship of record in Instrument No. _____, Cleander C. Hartman, Jr., Patricia E. Wilson, John Knox and Jeanne Franklin, are her heirs at law.

Unimproved ☐

This is improved ☒ property, known as 296 Highland Heights Drive, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of August, 2018

Cleander C. Hartman, Jr. and Patricia E. Wilson, Trustees, of the Cleander C. Hartman, Sr. Family Trust established under the Will of Cleander C. Hartman, Sr., being an undivided one-half interest

BY: Cleander C. Hartman, Jr. Trustee
Cleander C. Hartman, Jr., Trustee

BY: Patricia E Wilson, Trustee
Patricia E. Wilson, Trustee

Cleander C. Hartman, Jr.

Patricia E Wilson
Patricia E. Wilson

John Knox by Cleander C. Hartman, Jr. Attorney in Fact
John Knox
by Cleander C. Hartman, Jr., Attorney in Fact

Jeanne Locante by Cleander C. Hartman, Jr. Attorney in Fact
Jeanne Locante
by Cleander C. Hartman, Jr., Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Cleander C. Hartman, Jr. and Patricia E. Wilson, Trustees, of the Cleander C. Hartman, Sr. Family Trust established under the Will of Cleander C. Hartman, Sr., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of August, 2018.

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D Rogers
Notary Public
My Commission Expires: 3/23/21

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Cleander C. Hartman, Jr. and Patricia E. Wilson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of August, 2018.

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me personally appeared Cleander C. Hartman, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John Knox and Jeanne Locante, and who acknowledged that he executed the same as the free act and deed of John Knox and Jeanne Locante.

Witness my hand, at office, this 31st of August, 2018.

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21