WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154469 DEEDWARR
10/26/2018 02:50:10 PM 2 pgs
Fees: $13.00 Taxes: $1,101.49

2018-1168

20181026-0106425

State of Tennessee.

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,700.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS the 24th day of October, 2018

(Affix Seal) Notary Public,
My Commission Expires: ~~6-30-2019~~ 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax Map
Julia Hatman 917 Joseph Avenue Nashville, TN 37207	SAME	082.03-0-063.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which, I/we, **Haluska Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Julia Hartman, an unmarried woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee is hereby acknowledged, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Lot no. 80 on the plan of Sharpe and Horn's Subdivision of the Lindsey Property, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 80 fronts 50 feet on the easterly side of Joseph Avenue and runs back between parallel lines 145 feet to the alley.

Being the same property conveyed to Haluska Properties from Amanda Dean. as Trustee for The First Jordan Family Trust, by Warranty Deed dated December 2, 2016 and recorded December 7, 2016 in instrument No. 201612070128744 Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 917 Joseph Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 24th day of October, 2018

Haluska Properties, LLC
By: James Vincent Haluska, Managing Member

State of Tennessee
County of Davidson

Before me, the undersigned authority of the state and county mentioned, personally appeared James Vincent Haluska, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of Haluska Properties, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Haluska Properties, LLC, as Managing Member.

Witness my hand and seal the 24th day of October, 2018

NOTARY SIGNATURE
Notary Expires: 6-30-2019

