WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156958 DEEDWARR
11/06/2018 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $203.50
20181106-0109785

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 3200 West End Ave, #500, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Daryl M. Adler and Nelson Holt	SAME	033 13 0A 042.00
(NAME)	(NAME)	
909 Hidden Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Melanesia L. Harris**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daryl M. Adler and Nelson Holt**, 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. 19, Hidden Springs Subdivision, Phase Two, final plat of record in Instrument No. 20061101-0135726, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Hidden Springs Development, LLC by Deed from George Dunn Contractors, Ltd., a Tennessee Limited Partnership, dated July 8, 2004 and recorded on July 15, 2004, in Instrument Number 20040715-0084906, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Melanesia L. Harris, unmarried by Warranty Deed from Hidden Springs Development, LLC, dated April 7, 2017 and recorded on April 12, 2017, as Instrument Number 20170412-0035769, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 909 Hidden Springs Drive, Nashville, TN 37207

File Number: BEL-188809SSO

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 our hands this 29th day of October, 2018

Melanesia L. Harris

Melanesia L. Harris

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Melanesia L. Harris, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2018.

Notary Public

My Commission Expires: 10/7/2019

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
BARBARA LUCCIOLA COWLEY DAVIDSON COUNTY

File Number: BEL-188809SSO

I, Andy Maloney, 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

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY