WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 158534 DEEDWARR
11/13/2018 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $732.60
20181113-0111711

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gloria Johnson	Gloria Johnson	
(NAME) **1800 S. Hamilton Rd.**	(NAME) **1800 S. Hamilton Rd.**	08004004300
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Nashville, TN 37218**	
(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, WE, **Caesar Harris IV, a single man and Kimika Thorpe, a single woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gloria Johnson, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 13 on the Plan of Newton Cannon's Subdivision of Block No. 4 in G. T. Sheegog's Subdivision at Bordeaux of record in Book 547, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southeasterly margin of South Hamilton Road at the corner of Lot Nos. 12 and 1; thence Westerly along the Southeasterly margin of said road, 30 feet to the point of a curve; thence along said curve, 74 feet to the Northeasterly margin of Doak Avenue, thence Southeasterly along the Northerly margin of Doak Avenue, 153 feet 6 inches to the Southwesterly line of a Lot conveyed to James Andrews by deed of J. J. Mann and wife, and of record in Book 888, Page 723, said Register's Office, thence Northeasterly along said Andrews' line, 90 feet to the Southeasterly corner of Lot No. 12; thence Northwesterly with the line between Lot Nos. 12 and 13, 181 feet; more or less, to the beginning.

FOR INFORMATION PURPOSES ONLY: 1800 S. Hamilton Rd., Nashville, TN 37218

Being the same property conveyed to Being the same property conveyed to Caesar Harris IV and Kimika Thorpe, Tenants in common by full right of survivorship by Warranty Deed from Daniel J. Bowling, unmarried of record in Instrument No. 20091020-0096738, Register's Office for Davidson County, Tennessee, dated October 08, 2009 and recorded on October 20, 2009. (Value of consideration shown in aforementioned deed $107,900.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1800 S Hamilton Rd. Nashville, TN 37218
(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 9th day of November, 2018.

Caesar Harris IV

Caesar Harris IV

Kimika Thorpe

Kimika Thorpe

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Caesar Harris IV and Kimika Thorpe**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of November, 2018.

Notary Public

My Commission Expires: 7/9/22

LISA A. WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-26-2019