Karen Y Johnson Davidson County
Batch# 164592 DEEDWARR
11/26/2018 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20181126-0114902

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-3150

WARRANTY DEED

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: 3/21/20

(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE/GRUNDY COUNTIES

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Alexander, IV	Pinnacle Financial Partners	108-12-0-B-255.00 CO
(NAME)	(NAME)	
112 New Haven Ct.	1125 Ocean Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lakewood NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Evangeline Polan Tubb formerly known as Evangeline Polan, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Alexander, IV,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 50 on the Final Plat, Section Two, Harborview-Final Phase, of record in Book 9700, page 708, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Evangeline Polan by Warranty Deed from Tram Duc Ngoc Dang, unmarried, dated June 6, 2016, of record in Instrument No. 20160624-0064404, Register's Office for Davidson County, Tennessee.

Jon Ericson Hassler Tubb hereby joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, if any, in the above-described tract or parcel of land.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated; all matters appearing on the Plat of record in Book 9700, page 708; Charter of Homeowners Association of record in Book 10316, page 886; Sanitary sewer and/ or storm drainage easement of record in Book 5856, page 80; Book 5856, page 84; Book 5658, page 984 and Book 5795, page 181; Storm water detention agreement of record in Book 7390, page 270 and Book 10937, page 376; Easement of record in Book 8068, page 723; Deed of conveyance for sanitary sewer and water mains of record in Book 6147, page 886; Book 6147, page 893 and Book 5807, page 381; Quitclaim Deed to Harborview Final Phase Homeowners Association for open space of record in Instrument No. 20160916-0097635; Restrictions of record in Book 10125, page 494; Book 10344, page 233 and Instrument No. 19991215-0303474; By-Laws of Homeowners Association of record in Book 10316, page 891; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 112 New Haven Ct., Nashville, TN 37214
(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 15th day of November, 2018.

Evangeline Polan Tubb

Jon Ericson Hassler Tubb

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Evangeline Polan Tubb and Jon Ericson Hassler Tubb, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of November, 2018.

Notary Public
My Commission Expires: _____

File No.: 28532

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

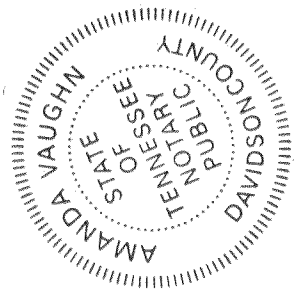
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)