WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169989 **DEEDWARR**
12/04/2018 02:13:33 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20181204-0118313

R-VRES-18-03207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021 (AFFIX SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon Liggett	New Owner	
(NAME)	(NAME)	**118-05-0-017.00**
3207 Granny White Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 is hereby acknowledged, **NATHAN KEITH, TRUSTEE OF THE ETHAN ALLEN HAWLEY TRUST DATED OCTOBER 31, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON LIGGETT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 186 on the Plan of Victoria Place of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Included in this description but specifically excluded herefrom is that portion containing 3,000 square feet conveyed to the State of Tennessee by Warranty Deed of record in Book 4862, Page 344, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Steven T. Morris, Trustee of the Ethan Allen Hawley Trust, dated October 31, 2014 by Warranty Deed from Aspen Construction, Inc. now known as Aspen Construction of Brentwood, Inc., a Tennessee Corporation, of record in Instrument No. 20141103-0101403, Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 03, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3207 Granny White Pike, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19th DAY OF NOVEMBER, 2018.

The Ethan Allen Hawley Trust dated October 31, 2014

BY: _____
Nathan Keith
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, TRUSTEE of THE ETHAN ALLEN HAWLEY TRUST DATED OCTOBER 31, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of November, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212