BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 196792 DEEDWARR
02/20/2019 10:10:14 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20190220-0015258

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hanhar, LLC	New Owner	
(NAME)	(NAME)	
739 Princeton Hills Dr..		104 11 0 312.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **VERA PARKES CASSELBURY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANHAR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 85 on the Map of Sunset Park Subdivision, recorded in Book 332, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Deed from Gilbert J. Parkes to Louise Lanusse Parkes as recorded on the 23rd day of April, 1929 in Deed Book 772, Page 239, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Deed from Louise Lanusse Parkes to Gilbert J. Parkes, an undivided interest, as Tenants by the Entirety as recorded on the 13th day of May, 1959 in Deed Book 2906, Page 247, said Register's Office. Gilbert J. Parkes died in 1970, leaving Louise Lanusse Parkes as sole surviving Tenant by the Entirety. Louise Lanusse Parkes died on January 1, 1989 leaving Emma Louise Casselbury as her sole Heir at Law. Emma Louise Casselbury and Emma Joe P. Casselbury are one and the same.

Being the same property conveyed by Quitclaim Deed from Emma Joe P. Casselbury, Sole Surviving Heir at Law of Louise Lanusse Parkes, A Widow, A Single Person to Vera Parkes Casselbury and Emma Joe P. Casselbury, as Joint Tenants with Rights of Survivorship as recorded on the 24th day of July, 1991 in Deed Book 8404, Page 512, said Register's Office.

Being the same property conveyed by Quit Claim Deed from Vera Parkes Casselbury, as to her one-half undivided interest to John F. Nichols and wife, Vera Parkes Casselbury as recorded on the 10th day of August, 1992 in Deed Book 8698, Page 100, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Being the same property conveyed by Warranty Deed from Emma Joe P. Casselbury to John F. Nichols, Sr. et ux Vera Parkes Casselbury as recorded on the 5th day of June, 1996 in Deed Book 10075, Page 965, said Register's Office.

Being the same property conveyed by Quit Claim Deed from John Frederic Nichols to Vera Parkes Casselbury as recorded on the 29th day of January, 1998 in Deed Book 10773, Page 320, said Register's Office.

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 2531 Blair Blvd., Nashville, TN 37212
(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 18 day of February. 2019

Vera Parkes Casselbury

VERA PARKES CASSELBURY

KHF 2-18-19

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Martin

KHF 2-18-19

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vera Parkes Casselbury, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of February. 2019.

Commission expires: 02/01/2022

KRISTINE R. IVES
Notary Public - State of Florida
Commission # GG 181689
My Comm. Expires Feb 1, 2022
Bonded through National Notary Assn.

Notary Public

Kristine R Ives