WARRANTY DEED

Karen Johnson Davidson County
Batch# 204067 DEEDWARR
03/11/2019 09:27:00 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20190311-0021771

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF MARCH, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/15/2021

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9859

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Margaret Adelman		
7929 Highway 100		156-00-0-056.00
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

ERIKA L. HASTINGS, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARGARET ADELMAN, SINGLE WOMAN

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:

Being in the 9th Civil District of Davidson County and State, being Lot No. 17, Harpeth Heights, Section 5, not of record, described according to survey made by Hal R. Swann, Jr., Surveyor, June 21, 1965, as follows:

Beginning on the Southerly margin of Highway No. 100, at a point 292 feet East of the Northeast corner of the property conveyed to Alvin W. Terrell and Son, Inc., by deed from E.U. Buchi and wife, of record in Book 3882, Page 487, Register's Office for Said County; Thence Southerly 300 feet; Thence Easterly 146 feet; Thence Northerly 300 feet to the Southerly margin of Highway No. 100; Thence with the same, Westerly 146 feet to the beginning.

Being the same property conveyed to Erika L. Hastings, unmarried woman by Warranty Deed from Kathryn S. Christensen n/k/a Kathryn K. Moran and Jason Moran, wife and husband, recorded on the 29th day of September, 2016 in Instrument No. 20160929-0102766, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq..

3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3944, Page 552 (Expired).

4. Easement for Public Utilities, recorded in Book 11744, Page 741.

This is improved property known as 7929 Highway 100, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 8th day of March, 2019.

Erika L. Hastings

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ERIKA L. HASTINGS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 at Franklin, Tennessee, this 8th day of March, 2019.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020