THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190119166** Karen Johnson Davidson County Batch# 205110 DEEDWARR 03/13/2019 09:23:29 AM 2 pgs Fees: $13.00 Taxes: $1,546.60 20190313-0022885	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $418,000.00. Affiant Subscribed and sworn to before me, this 8th day of March, 2019. Notary Public My Commission Expires: 7/6/20 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Goodloe M Harman and Mallory A Jones 800 Hillwood Blvd Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 102-12-0-113.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Mary Dusel, an unmarried woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Goodloe M. Harman, unmarried, and Mallory A. Jones, unmarried, tenants in common with right of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 275, on the plan of Hillwood Subdivision, Section 1, as shown on plat of record in Plat Book 3700, Page 140, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 275 fronts 136.00 feet on the Northeasterly margin of Hillwood Boulevard and extends back 283.9 feet on the Southeasterly line and 241.6 feet on the Westerly line to a dead line in the rear, measuring 200.00 feet thereon.

Being the same property conveyed to Patricia Mary Dusel by Warranty Deed from C. Ken Karger, a single man, recorded on the 6th day of August, 2003 in Instrument No. 20030806-0111763, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLWOOD SUBDIVISION, SECTION 1, as recorded in Plat Book 3700, Page(s) 140.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4170, Page 562.

This is improved property located at 800 Hillwood Blvd Nashville TN 37209

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BR-19-900

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of March, 2019.

P.M. Dusel

Patricia Mary Dusel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia Mary Dusel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2019.

Notary Public

My Commission Expires: _____

