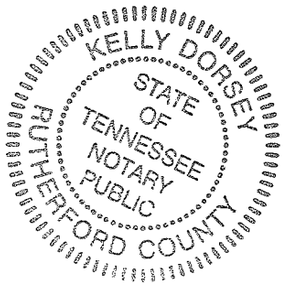
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,500.00

Danielle Crane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of March, 2019.

Kelly Dorsey
Notary Public

MY COMMISSION EXPIRES: 4.18.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Wayne J. Harper	New Owner	172 12 0B 313.00
(NAME)	(NAME)	
3437 Cobble St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Clarence C. Easterday, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wayne J. Harper, a single man**, 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. 524 on the Plan of Bradford Hills, Section Thirteen, as of record in Plat Book 7900, Page 661, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clarence C. Easterday and wife, Deborah L. Easterday by Warranty Deed from Thomas O. Meier, Jr., and wife Katherine E. Meier dated February 15, 2008 and recorded February 27, 2008 as Instrument No. 20080227-0019298, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Clarence C. Easterday by Quitclaim Deed from Deborah L. Easterday dated June 29, 2018 and recorded July 16, 2018 as Instrument No. 20180716-0068901, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3437 Cobble St, Nashville, TN 37211

File Number: GRN-1902157SSO

Karen Johnson Davidson County
Batch# 211695 DEEDWARR
03/29/2019 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,130.35
20190329-0028601

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 our hands this 28th day of March, 2019

Clarence C. Easterday

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Clarence C. Easterday, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-1902157SSO

True Copy Certification

I, **Kelly Dorsey**, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Kelly Dorsey
Signature

State of Tennessee
County of Rutherford

Personally appeared before me, **Danielle Marie Crane**, a notary public for this county and state, **Kelly Dorsey** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Danielle Marie Crane
Notary's Signature

My Commission Expires: 4/18/21
Notary' Seal (if on paper)

