Karen Johnson Davidson County Batch# 223047 DEEDWARR 04/29/2019 10:09:30 AM 3 pgs Fees: $18.00 Taxes: $1,283.90 20190429-0039012	**STATE OF TENNESSEE** **COUNTY OF Wilson** The actual consideration or value, whichever is greater, for this transfer is **$347,000.00** **Affiant** Subscribed and sworn to before me, this **25th** day of **April, 2019**. **Notary Public** **My commission expires:** 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jason T. Hartman **Olivia Hartman**	**First Bank**	**09605005500**
269 Cumberland Circle	**318 Seaboard Ln, Ste 205**	
Nashville, TN 37214	**Franklin, TN 37067**	

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,

Kenneth S. Harwell, Trustee of The 2003 Virginia S. Harwell Trust Dated Feb 17 2003 and Kenneth S. Harwell, Executor of the Estate of Virginia S. Harwell

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

Jason T. Hartman and Olivia Hartman, Husband and Wife

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 a southerly part of Lot No. 49 in Bransford Realty Company's First subdivision of the Sam P. Sweeney Farm, in the Third Civil District of Davidson County, Tennessee, of record in Book 843, page 16, Register's Office for Davidson County, Tennessee, more accurately described as follows:

Beginning at a point in the westerly margin of Cumberland Circle; said point being the southeast corner of said Lot No. 49; running thence in a northerly direction along the westerly margin of said Cumberland Circle 100 feet to a point; thence in a westerly direction and in a straight line 465 feet, more or less, to a point in the rear boundary line of said lot, which point is 43 feet south of a common corner of Lots 48 and 49 in said plan; running thence in a southerly direction along the rear boundary line of said Lot No. 49, 40 feet to a point, the southwest corner of said Lot No. 49; thence in an easterly direction with the southerly boundary of said Lot No. 49, 480 feet to the point of beginning.

Being the same property conveyed to Kenneth Harwell and wife, Virginia Harwell from Donald E. Sanders and wife, Norma B. Sanders by Warranty deed dated June 10, 1949, of record in Book 1726 page 35, Register's Office for Davidson County, Tennessee. The said Kenneth Harwell having since passed away on 6/3/1975 leaving Virginia Harwell, as his spouse and surviving tenant by entirety. Virgina Harwell having since passed away on 12/17/10, leaving The 2003 Virginia S. Harwell Trust, as sole beneficiary by Last Will and Testament dated February 17, 2003. The Estate of Virginia S. Harwell filled Petition to Probate Will for Muniment of Title on August 9, 2018, and was admitted to the Probate Division in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 18P1395, Order to Probate filed on August 16, 2018.

HE2019-0054

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as **269 Cumberland Circle, Nashville, TN 37214**.

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 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/our hand(s) this **25th** day of **April, 2019**.

The Virginia S. Harwell Trust Dated Feb 17 2003

BY: _____
Kenneth S. Harwell, Trustee

The Estate of Virginia S. Harwell

BY: _____
Kenneth S. Harwell, Executor

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, **Kenneth S. Harwell**, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is Trustee of **The Virginia S. Harwell Trust Dated Feb 17 2003** and is authorized by the Trust, to execute this instrument on behalf of the Trust.

Witness my hand, at office, this **25th** day of **April, 2019**.

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kenneth S. Harwell, Executor**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Executor** of the **Estate of Virginia S. Harwell**, being authorized so to do, executed the foregoing instrument for the purposes contained, by signing the name of the estate by the said **Kenneth S. Harwell**, as **Executor.**

Witness my hand, at office, this **25th** day of **April, 2019**.

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

_____
Notary Public
My Commission Expires: _____

HE2019-0054

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY