WARRANTY DEED

Karen Johnson Davidson County
Batch# 235143 DEEDWARR
05/28/2019 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20190528-0050071

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-15-2021

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard L. Hardaway	Richard L. Hardaway	064-01-0-010.00
(NAME)	(NAME)	
101 Montchanin Drive	101 Montchanin Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MJ&B Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Richard L. Hardaway and Jennifer V. Hardaway, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows, to-wit: Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 6, on the plan of Brandywine Farms, Section 1, as of record in Book 3600, pages 79 and 80, Register's Office for said County, specific reference to said plan being here made for a more particular description of said Lot.

Being the same property conveyed to C. A. Wilson and wife, Mary R. Wilson by Warranty Deed dated 09/18/1965 from J. R. Coarsey, Trustee of record in Book 3939, Page 428, Register's Office for Davidson County, Tennessee. C.A. Wilson died on September 21, 1987 leaving Mary R. Wilson as the surviving tenant by the entirety. Mary R. Wilson, also known as Mary Jane Rives Wilson, died testate on April 15, 2016 appointing Cornelia Wilson Hukowicz, Mary Lynn Wilson, William Franklin Wilson, and John Crafton Wilson as joint personal representatives of her estate as evidenced in the Last Will and Testament of Mary Jane Rives Wilson filed under Docket No. 16P1139, in the Probate Court Clerk's Office for Davidson County, Tennessee; Further being the same property conveyed to MJ&B Properties, LLC, a Tennessee limited liability company by Executor's Quitclaim Deed dated 02/22/2017 from Cornelia Wilson Hukowicz, John Crafton Wilson, Mary L. Wilson, and William Franklin Wilson, Co-Executors of the Estate of Mary Jane Rives Wilson, deceased of record in Instrument 201703020021000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: County of Davidson taxes for the year 2019 and subsequent years, a lien not yet ascertainable, due or payable; All matters as set forth per Plat Book 3600, Pages 79 & 80, Register's Office for Davidson County, Tennessee; Restrictive Covenants of record in Book 3816, Page 544, as amended of record in Book 6371, Page 372, as amended of record in Book 6691, Page 977, as amended of record in Book 9138, Page 45, as amended of record in Instrument 200408050094257, said Register's Office; Deed of Conveyance of record in Book 3963, Page 235, said Register's Office; Dedication of Easement & Maintenance

Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument 201111170089837, said Register's Office; Rights of others under any unrecorded leases.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 101 Montchanin Drive, Old Hickory, TN 37138

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20th day of May, 2019.

MJ&B Properties, LLC

By: John Crafton Wilson,
Managing Member

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Crafton Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Managing Member of MJ&B Properties, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of May, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)