PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 235942 DEEDWARR
05/29/2019 11:49:28 AM 2 pgs
Fees: $13.00 Taxes: $3,293.00
20190529-0050669

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

W & I Ref: (RE) Title No.: 60394
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
R. Daniel Hart, III Sarah R. Hart 1237 Vintage Place Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 14505003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$890,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dolores D. Dennard, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **R. Daniel Hart, III and Sarah R. Hart, Husband and Wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Vintage Place of record in Plat Book 4460, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Vintage Place, the common front corner of Lots Nos. 14 and 17 on said plan; thence Eastwardly along the Southerly margin of Vintage Place, 240.16 feet to a point, the common front corner of Lots Nos. 13 and 14 on said plan; thence along the line between said lots South 24 degrees 51 minutes West 260.0 feet to a concrete monument; thence continuing along the line between said lots South 27 degrees 09 minutes East 265.0 feet to a concrete monument, the rear line of said Lot No. 14; thence South 52 degrees 49 minutes West, 61.8 feet to a concrete monument in the Easterly line of Lot No. 15; thence North 32 degrees 36 minutes West, 465.0 feet along the line between Lot No. 14 and Lots Nos. 15 and 16 to a concrete monument; thence North 18 degrees 54 minutes East, 247.7 feet to the point of beginning.

Being the same property conveyed to Charles N. Dennard and wife, Dolores D. Dennard by Warranty Deed from James E. Patterson d/b/a Patterson Construction & Realty, Co., dated March 9, 1977 and recorded on March 22, 1977 of record in Book 5126, page 799, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 19, 1992, recorded November 25, 1992, of record in Book 8797, page 35, said Register's Office, Charles N. Dennard conveyed his interest in subject property to Dolores D. Dennard. The said Dolores D. Dennard conveyed here interest in subject property to Charles N. Dennard and wife, Dolores D. Dennard by Quitclaim Deed, dated November 28, 2017, recorded November 30, 2017, of record in Instrument No. 20171130-0122340, said Register's Office. The said Charles N. Dennard has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2019, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 14505003000. The Plan, with Owner's Certificate, of record in Book 4460, page 148, said Register's Office, which Plan shows a 75 foot minimum building set back line from Vintage Place and a driveway, Nashville Electric Service and South Central Bell Easement along the westerly side line of said lot. And a 2.5 x 25 foot utility anchor easements located on the northeasterly and northwesterly front corners of said lot. And an easement for overhang along the northwesterly front corner. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in ook 8037, page 268, said Register's Office.

This is improved property, known as 1237 Vintage Place, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of May, 2019.

Dolores D. Dennard

Dolores D. Dennard

State of Tennessee

County of Davidson

On this 23rd day of May, 2019, before me the undersigned authority, personally appeared Dolores D. Dennard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $890,000.00.

Affiant

Sworn and subscribed before me this 23rd day of May, 2019

Notary

My Commission Expires: _____

MY COMMISSION EXPIRES DECEMBER 15, 2021