**NEW OWNER:**

**HIDDEN TRAIL PROPERTIES, LLC**
**1774 VIOLA COURT**
**CLARKSVILLE, TN 37043**

**SEND TAX BILLS TO:**
NEW OWNER

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 19-0637**

**Map & Parcel 06103008200**

**Space for Recorder's stamp**

Karen Johnson Davidson County
Batch# 236654 **DEEDWARR**
05/30/2019 01:15:07 PM 3 pgs
Fees: $18.00 Taxes: $592.00

20190530-0051361

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES WALTER FLEMING, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **HIDDEN TRAIL PROPERTIES, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 4 on the Plan of Bradford Heights Subdivision, as shown on the plat of the same of record in Plat Book 1835, Page 84, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 4 fronts 75 feet on the Southerly side of Joyce Lane and runs back between parallel lines 160.4 feet.

Being the same property conveyed to JAMES WALTER FLEMING by Quitclaim Deed from Claude J. Fleming and wife, Marjorie Fleming, dated November 2, 2006, and of record in Instrument No. 20061108-0139187, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Claude J. Fleming and wife, Marjorie Fleming and James W. Fleming, an unmarried person by Quitclaim Deed from Claude J. Fleming and wife, Marjorie Fleming, dated August 27, 1997, and of record in Book 10585, Page 422, Register's Office for Davidson County, Tennessee. James Walter Fleming is one and the same person as James W. Fleming.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1014 JOYCE LANE, NASHVILLE, TN 37216**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1835, Page 84, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 24th day of May, 2019.

JAMES WALTER FLEMING

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES WALTER FLEMING**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of May, 2019.

NOTARY PUBLIC

My commission expires:



**********

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00** .

AFFIANT

Sworn to and subscribed to before me this 24th day of May, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022