Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1105

Karen Johnson Davidson County
Batch# 238895 **DEEDWARR**
06/05/2019 09:41:30 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20190605-0053630

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of May, 2019

Notary Public

Commission Expires: 1-3-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bradley Hart and Elizabeth Hart 1717 Sweetbriar Avenue Nashville, TN 37212	New Owner	117-04-0-071.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

John K. Ethridge, Jr and Tina D. Ethridge, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bradley L. Hart and Elizabeth Hart,

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 the west one-half of Lot No. 260 on the Map of Belmont Land Company's Plan of Lots of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the south side of Sweetbriar Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to John K. Ethridge, Jr. and Tina D. Ethridge, husband wife by Warranty deed from Katherine M. Dix and husband, David R. Esquivel of record in Instrument No. 20150421-0035311 Register's Office for Davidson County, Tennessee, dated April 17, 2015 and recorded on April 21, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1717 Sweetbriar Avenue, Nashville, TN 37212

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of May, 2019.

X _____
John K. Ethridge, Jr

X _____
Tina D. Ethridge

STATE OF Missouri
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John K. Ethridge, Jr and Tina D. Ethridge** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield (city) Missouri, (state) this 30 day of May, 2019.

_____
Notary Public
My Commission Expires: June 21, 2020

(Notary Seal)

RHONDA SORENSEN
Notary Public - Notary Seal
State of Missouri, Christian County
Commission Number 06439838
My Commission Expires Jun 21, 2020