THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190420341** Karen Johnson Davidson County Batch# 239629 DEEDWARR 06/06/2019 09:20:24 AM 2 pgs Fees: $13.00 Taxes: $1,265.40 20190606-0054104	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $342,000.00. Affiant Subscribed and sworn to before me, this 3rd day of June, 2019. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2021

WARRANTY DEED

Address New Owner: Barbara Abramson and Ira Abramson 201 Claytie Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141-15-0D-109.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Craig A. Hoard, Executor for the Estate of Jack D. Hoard** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barbara Abramson and Ira Abramson, wife and husband,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 109, on the Plan of The Sheffield on the Harpeth, Phase II, as shown of record in Book 6900, Page 410-411, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jack Hoard and wife, Carolyn Hoard by Warranty deed from Charles S. Boyd and wife, Janice K. Boyd of record in Instrument No. 20030103-0001119 Register's Office for Davidson County, Tennessee, dated December 23, 2002 and recorded on January 3, 2003. The said Carolyn Hoard now being deceased on July 17, 2017, in Hillsborough County, Florida and the said Jack Hoard now being deceased on February 5, 2019, in Hillsborough County, Florida. Last Will and Testament of Jack D Hoard, probated in Davidson Co Probate court Docket #19P662, authorizes Craig A Hoard to sell the property as Executor of the Estate of Jack D. Hoard.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 410-411, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6925, Page 900 and Book 7145, Page 954, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Bylaws for Sheffield on the Harpeth Homeowners Association of record in Book 7154, Page 964, Register's Office of Davidson County, Tennessee.

This is improved property located at 201 Claytie Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor warrants this instrument is effective as of the 3rd day of June, 2019.

Craig A. Hoard, Executor for the Estate of Jack D. Hoard

BY: Craig A. Hoard
Craig A. Hoard, Executor

STATE OF Florida)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Craig A. Hoard, Executor for the Estate of Jack D. Hoard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of May, 2019.

Notary Public
My Commission Expires: 12/9/2019

DARLENE D. HART
Notary Public - State of Florida
Commission # FF 942401
My Comm. Expires Dec 9, 2019
Bonded through National Notary Assn.