WARRANTY DEED

Karen Johnson Davidson County
Batch# 256497 DEEDWARR
07/12/2019 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20190712-0068370

State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 4-13-22

(AFFIX SEAL)

WILSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MORGAN O'NEILL

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kayla Brown	Paramount Res. Mtg.	108-15-0-A-010.00 CO
(NAME)	(NAME)	
704 Woodcraft Drive	1215 Corona Pointe Ct #30	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Corona, CA 92879	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Thomas Hart, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Greer, a single man and Kayla Brown, a single woman,** 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 Lot No. 10, on the Plan of Percy Priest Woods Subdivision, Revision of Cheswicke Park P.U.D., of record in Book 9700, page 384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Hart, unmarried, by Warranty Deed from Ronald L. Simon and wife, Evelyn J. Simon, dated June 27, 2008, of record in Instrument No. 20080701-0068006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Book 9700, page 384; restrictions of record in Book 5984, page 865; Book 6020, page 270; Book 6097, page 11; Book 6353, page 307; Book 6560, page 667; Book 10420, page 228 and Book 11044, page 988; Easement for avigation of record in Book 10099, page 66; Easement for ingress/ egress and right of way of record in Book 6071, page 491 and Book 6071, page 482; Conveyance for water/ sewerage services of record in Book 6147, page 886 and Book 6147, page 893; Conveyance to Metro Airport Authority of record in Book 10101, page 613; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 704 Woodcraft Drive, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ~~my hand~~ this 10th day of July, 2019.

Thomas Hart

State of Arizona
County of Maricopa

Personally appeared before me, the undersigned authority, in and for said County and State, Thomas Hart, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Gilbert (City), Arizona (State), this 10th day of July, 2019.

Notary Public
My Commission Expires: July 25, 2022

ALYSHA MORCK
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 549358
My Commission Expires
July 25, 2022

File No.: 29434

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

