Karen Johnson Davidson County
Batch# 270971 DEEDWARR
08/14/2019 08:11:30 AM 2 pgs
Fees: $13.00 Taxes: $1,418.40
20190814-0080807

Name and Address of New Owner:
Margaret Tomlin and Chloe Doyle
3515 Steffisburg Drive
Nashville, TN 37211

Send Tax Bills To:
Margaret Tomlin and Chloe Doyle
3515 Steffisburg Drive
Nashville, TN 37211

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091060L02400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **HR Properties, a Tennessee general partnership,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Margaret Tomlin and Chloe Doyle,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit 24, as established in Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements, of record at Instrument No, 20141120-0107174, as amended in Instrument Nos. 20150113-0003651; 20150814-0081914; 20160826-0089501; and 20160922-0099884, in the Register's Office of Davidson County, Tennessee with plat attached as Exhibit "B" to which the Master Deed Reference is hereby made for a more particular description of said property.

Being a portion of the property conveyed to HR Properties of Tennessee, GP, a Tennessee General Partnership, by Warranty Deed from Stephens Liquidation Corporation formerly known as Stephens Millwork and Lumber Co., a Tennessee Corporation, recorded on June, 3 2014, of record in Instrument No. 201440603-0047518, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to HR Properties of Tennessee, GP, a Tennessee General Partnership by Warranty Deed recorded on 02/05/2018 in Instrument No. 20180205-0011563, Register's Office of Davidson County, Tennessee.

This is improved property known as 1040 Treaty Oaks Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of August, 2019.

HR Properties, a Tennessee general partnership

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of HR Properties of Tennessee, a General Partnership, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of HR Properties of Tennessee, by himself as Authorized Agent.

Witness my hand and official seal at Nashville Tennessee this 1 day of August, 2019.

Notary Public
My Commission Expires: 3-8-2022

STATE OF TENNESSEE NOTARY PUBLIC DELLANA LOWHORN DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $383,350.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 1st day of August, 2019.

Notary Public
My commission expires: 3-8-2022
File No. 2019-137

STATE OF TENNESSEE NOTARY PUBLIC DELLANA LOWHORN DAVIDSON COUNTY

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19