Karen Johnson Davidson County
Batch# 271674 DEEDWARR
08/15/2019 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,957.30
20190815-0081557

# WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9TH DAY OF AUGUST, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Neil C. Harber and Amelia G. Harber | PINNACLE BANK | |
| (NAME) | (NAME) | |
| 5609 B Tennessee Ave. | 150 3rd Ave S, Ste 1000 | 091-06-0-288.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | NASHVILLE, TN 37201 | |
| (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, WE, **GETERDONE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEIL HARBER AND AMELIA HARBER, HUSBAND AND WIFE**, 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:

**Being Lot No. 1516 of Block No. 202 on the Map showing Extensions of Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being a part of the same property conveyed by Quitclaim Deed from Geterdone, LLC, a Tennessee Limited Liability Company to Geterdone, LLC, a Tennessee limited liability company, as recorded on the 14th day of January, 2019 in Instrument No. 20190114-0003422; being part of Warranty Deed from City Limits Construction, LLC, a Tennessee Limited Liability Company to Geterdone, LLC, a Tennessee Limited Liability Company, as recorded on the 14th day of January, 2019 in Instrument No. 20190114-0003421; being part of Warranty Deed from George Phillip Lauderback, II and Tina Miller Lauderback, husband and wife to City Limits Construction, LLC, a Tennessee Limited Liability Company, as recorded on the 27th day of September, 2018 in Instrument No. 20180927-0095856; being part of Quitclaim Deed from George Phillip Lauderback, II and Tina Miller Lauderback, husband and wife to George Phillip Lauderback, II and Tina Miller Lauderback, husband and wife, as recorded on the 27th day of July, 2018 in Instrument No. 20180727-0073385; being part of Warranty Deed from Niwot Partners, LLC to George Phillip Lauderback, II and Tina Miller Lauderback, husband and wife, as recorded on the 12th day of July, 2018 in Instrument No. 20180712-0067545; being part of Quitclaim Deed from Robert Fletcher Lance to Niwot Partners, LLC, as recorded on the 18th day of January, 2013 in Instrument No. 20130118-0006156, in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved X property, known as 5609 B Tennessee Ave., Nashville, TN 37209
(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 9th day of August, 2019

GETERDONE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

KEVIN D. MONTGOMERY, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Geterdone, LLC, a Tennessee limited liability company and that he as such Sole Member of Geterdone, LLC, a Tennessee limited liability company executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Sole Member of Geterdone, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 9th day of August, 2019.

Commission expires:

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

_____
Notary Public

# True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-23

