Karen Johnson Davidson County
Batch# 272137 DEEDWARR
08/15/2019 02:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190815-0081845

THIS DOCUMENT PREPARED BY Stephanie J. Edwards Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Robert Duane Daugherty, Trustee P. O. Box 218132 Nashville, TN 37221	SAME	Parcel 1: 102 04 0 011.00 Parcel 2: 142-02-0B 001.00 Parcel 3: 142-2-B 2.00

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 sufficiency of which are hereby acknowledged, Robert Duane Daugherty, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert Duane Daugherty, Trustee of the D. Family Trust dated August 15, 2019, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to certain tracts or parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of August, 2019.

Robert Duane Daugherty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Duane Daugherty, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 15th day of August, 2019.

Notary Public

My Commission Expires: _____

STEPHANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-07-2020

EXHIBIT A

Legal Description

Parcel 1

Being Lot No. 1042 on the Plan of Charlotte Park, Section 14, as of record in Book 3300, pages 29 and 30, Register's Office for said County.
Said Lot No. 1042 fronts 78 feet on the northwesterly side of Ranchero Drive, and extends back 143.3 feet on the northeasterly line and 147 feet on the southwesterly line, to a dead line in the rear, which is a broken line on which it measures 92.45 feet.

Being the same property conveyed to Robert Duane Daugherty, by deed from Robert Duane Daugherty, Executor of the Estate of Robert H. Daugherty, of record as Instrument No. 20180502-0041777, Register's Office for Davidson County, Tennessee.

This is improved property known as 6410 Ranchero Rive, Nashville, Tennessee 37209.

Parcel 2

Land in Davidson County, Tennessee, being Unit No. A, as shown on the plan of The Harrow Court Townhomes, a Horizontal Property Regime, filed as Exhibit C to and established by the Declaration of record in Instrument 20111013-0079570, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Townhome, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Robert Duane Daugherty, by deed from Sabrina K. Mathis, of record as Instrument No. 20190805-0076997, Register's Office for Davidson County, Tennessee.

This is improved property known as 109 A Harrow Ct., Nashville, Tennessee 37221.

Parcel 3

Land in Davidson County, Tennessee, being Unit No. B on the plan of HARROW COURT TOWNHOMES, as shown by plat of record in Instrument No. 20111013-0079570, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert Duane Daugherty, by deed from Marcos A. Mikasobe and Yuma B. Mikasobe, of record as Instrument No. 20190719-0070730, Register's Office for Davidson County, Tennessee.

This is improved property known as 109 B Harrow Ct., Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Bryan Howard, 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.

Bryan Howard

Bryan Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dianne Jaynes, a notary public for this county and state, Bryan Howard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dianne Jaynes

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

