This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $640,000.00

Affiant

Subscribed and sworn before me this the 15th day of August, 2019

Notary Public
My commission expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christian Harvat 1104 A N. 8th St. Nashville, TN 37203	new owner	082-04-0 055.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VERNON T. KEESEE, JR., AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTIAN JAMES HARVAT AND WIFE, MINDY HARVAT, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 298 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED in the above description, but EXCLUDED from this conveyance is property conveyed to The Metropolitan Government of Davidson County by Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20180509-0044410, said Register's Office, described as follows:

Being a strip of land 3 feet in width, parallel and adjacent to the existing right-of-way of N. 8th Street, and along the entire frontage of said property, approximately 31 feet in length.

Being a portion of the same property conveyed to Vernon T. Keesee, Jr., an unmarried man, by deed from Vernon T. Keesee, Jr., an unmarried man, dated 03/28/2018, of record in Instrument No. 20180402-0030316, said Register's Office.

Also being a portion of the same property conveyed to Vernon T. Keesee, Jr., an unmarried man, by deed from Adell Booker, an unmarried woman, dated 12/01/2016, of record in Instrument No. 20161202-0126988, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1104 A N. 8th St., Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 272655 DEEDWARR
08/16/2019 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20190816-0082116

Witness my hand this the 15th day of August, 2019.

Vernon T. Keesee, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vernon T. Keesee, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **PAUL F. SOPER**, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

