WARRANTY DEED

Karen Johnson Davidson County
Batch# 285527 DEEDWARR
09/16/2019 07:34:06 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20190916-0093267

A-BD-19-701 & 1012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Kellen DeFarias Nascimento
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1242 Property Solutions, LLC	**New Owner**	
(NAME)	(NAME)	
PO Box 58202		082-08-0-405.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HORACE L. HARPER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 5 on the Plan of Pat O'Donnell Property of record in Plat Book 2, Page 37, in the Chancery Court for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 67 1/2 feet on the southerly side of Mansfield Street an runs back between parallel lines 186.8 feet, more or less, to an alley, measuring 67 1/2 feet thereon.

Being the same property conveyed to Beulah A. Harper and her son, Thomas S. Harper, both unmarried, as tenants in common with full rights of survivorship by Quitclaim Deed from Beulah A. Harper, a widow of record in Book 11531, Page 603, Register's Office for Davidson County, Tennessee, dated June 15, 1999 and recorded on June 17, 1999.

The said Beulah A. Harper died on January 1, 2010. Thomas S. Harper aka Thomas Sydney Harper died on December 20, 2018. His estate having been probated of record in Case Number 19P-831, in the Probate Division of the Circuit Court for Davidson County, Tennessee. Thomas Sydney Harper died intestate leaving Horace L. Harper as heir at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20190916-0093266, Register's Office for Davidson County, Tennessee.

20190916-0093265

****For the purpose of this conveyance the subject property was never the Grantor's primary marital residence.**

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 2, Page 37, Chancery Court for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1012 Mansfield Street, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11 DAY OF SEPTEMBER, 2019.

Horace L. Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HORACE L. HARPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212