THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34993-08-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00. Affiant Subscribed and sworn to before me this 1st day of October, 2019. Notary Public My Commission Expires: 11-8-21

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Elizabeth Forbes, Christopher Hardy 612 Belle Meade Boulevard Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 02 0 142 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eleanor Lois Hoover**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher D. Hardy, an unmarried man and Elizabeth C. Forbes, and unmarried woman, as joint tenants with rights of survivorship** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 612 Belle Meade Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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# 296039 DEEDWARR
10/04/2019 09:38:09 AM 3 pgs
Fees: $18.00 Taxes: $6,290.00

20191004-0101653

IN WITNESS WHEREOF, Grantor has executed this instrument on the ___ day of September, 2019.

Eleanor Lois Hoover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eleanor Lois Hoover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2019.

Notary Public

My Commission Expires: 6-19-21

RENNY SCHOWALTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 and the westerly 65 feet of Lot No. 10 on the Plat of a subdivision of part of Lots Nos. 10, 44-B and 45 of Belle Meade Plan No. 2, as of record in Book 421, page 98, Register's Office for said County, described as follows:

Said Lot No. 9 and part of Lot No. 10 front together 298 feet on the northerly side of Howell Place and run back 225 feet on the easterly line and 227 feet, more or less, on the westerly line with the easterly margin of Belle Meade Boulevard, to a dead line, measuring 329 feet thereon.

Being the same property conveyed to Eleanor Lois Hoover, unmarried, by deed dated August 9, 1999 from George Wayne McAlister and wife, Helen Rosanne McAlister of record in Book 11617, page 160, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019; which have been prorated and assumed by Grantee. Map and Parcel No. 130 02 0 142 00.
2. Belle Meade City taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 02 0 142 00.
3. All matters appearing on the Plan of record as Book 421, page 98, Register's Office for Davidson County, Tennessee.