WARRANTY DEED

Karen Johnson Davidson County
Batch# 297710 DEEDWARR
10/08/2019 02:20:30 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20191008-0103106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF OCTOBER, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio Ervin	owner at owners address	
(NAME)	(NAME)	08116017600
1004 Monroe St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **Wardell Hardiman, single** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antonio Ervin,** a single man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being parts of Lots Nos. 115 and 116 on the Map of the town of McGavock, as of record in Book 21, Page 23, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Monroe Street at the westerly margin of an alley, said alley being the first alley easterly from Arthur Avenue, and said beginning point being at the intersection of said Monroe Street and said alley; thence with the westerly margin of said alley, northerly 150 feet, more or less, to a point; thence westerly 41-3/4 feet, more or less, to the corner of a fence; thence southwesterly and with a fence 125 feet, more or less, to the northerly margin of Monroe Street; thence with the northerly margin of Monroe Street and easterly 50 feet, more or less, to the beginning.

Being the same property conveyed to Wardell Hardiman by virtue of that certain Quit Claim Deed dated October 16, 1991, and being of record at Book 8467, Page 965 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Tommie M Bread Hardiman Lee and Wardell S. Hardiman by Affidavit of Heirship of record at Instrument No. 20030310-0031448 in the Register's Office of Davidson County, TN. Being previously conveyed to Thomas Ernest Hardiman and Thelma E. Hardiman by virtue of Installment Deed dated September 1, 1965 at Book 3930, Page 133 in the said Register's Office. Thelma E. Hardiman died on August 27, 1985 leaving Thomas Ernest Hardiman as the remaining tenant by the entirety. Thomas Ernest Hardiman died intestate on October 6, 1987.

Wardell Hardiman and Wardell S. Hardiman are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, 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 1004 Monroe St. Nashville, TN 37208
(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 8th day of October, 2019.

Wardell Hardiman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Wardell Hardiman**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of October, 2019.

Cari Allen
Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikka Branch, 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, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Cari Allen
Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021