Name and Address of New Owner:
Nathan Harber and Samantha Harber
3509 B Sanford Ave
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 13308000400

Karen Johnson Davidson County
Batch# 322438 DEEDWARR
12/02/2019 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $823.25
20191202-0123257

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 legal sufficiency of which are hereby irrevocably acknowledged, **Jason I. Stewart, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathan Harber and Samantha Harber, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 133 on the Plan of Glencoe Acres, Section 1, as of record in Book 1835, Page 137 in the said Register's Office.

Said Lot No. 133 fronts 132.0 feet on the Southwesterly side of McCall Street formerly Antioch Pike and extends back 132.0 feet on the Easterly line and 134.6 feet on the westerly line to a dead line measuring 129.9 feet.

Being the same property conveyed to Jason I. Stewart, unmarried by Warranty Deed from E. Eric Belcher and Melissa Belcher, married dated February 10th 2006 and recorded February 14th 2006 of record in Instrument No. 20060214-0017663, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 97 McCall Street Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of November, 2019.

(SEAL)
Jason I. Stewart

STATE OF North Carolina
COUNTY OF Buncombe

On this 21st day of November, 2019, before me personally appeared Jason I. Stewart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of November, 2019.

MICHAEL D. TAYLOR NOTARY PUBLIC MECKLENBURG COUNTY, NC

Notary Signature
My commission expires: 7/28/2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual ~~consideration~~ for this transfer or value of the property transferred, whichever is greater, is ~~$232,500.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

$222,500

(Affiant)

Sworn to and subscribed before me this
21st day of November, 2019.

WILLIAM D. CASTELMAN JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 05/09/2023
File No. 19-717

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212