Karen Johnson Davidson County
Batch# 328247 DEEDWARR
12/11/2019 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $15,910.00
20191211-0127966

#35125

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 4,300,000.00.

Affiant

Subscribed and sworn to me on December 6, 2019.

NOTARY PUBLIC

My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY:
Paul Buchanan
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33035

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Charles W. Hand, Jr. Kailey E. Hand 919 Overton Lea Road Nashville, TN 37220	SAME AS NEW OWNERS 919 Overton Lea Rd. Nashville, TN 37220	146-05-0-036.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gerrye Nan Goins Adams, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Charles W. Hand, Jr. and Kailey E. Hand, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, Block C on the Plan of Consolidation Plat for the Re-establishment of The Original Configuration of Lot 6, Block C on the Map of Bridle Path Estates of record in Plat at Instrument Number 20090109-0002318, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carl E. Adams and wife, Gerrye Nan Adams by Warranty Deed from Robert L. Scruggs of record in Instrument Number 20070409-0041715, Register's Office for Davidson County, Tennessee, dated April 5, 2007 and recorded on April 9, 2007.
AND
Being the same property conveyed to Carl E. Adams and wife, Gerrye Nan Adams by Warranty Deed from Howell Development Company of record in Instrument Number 20070411-0042963, Register's Office for Davidson County, Tennessee, dated April 5, 2007, recorded April 11, 2007.

Also see Quitclaim Deed of record in Instrument Number 20130409-0034827, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gerrye Nan Goins Adams by Quitclaim Deed from Carl Erving Adams of record in Instrument Number 20161115-0120383 Register's Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on November 15, 2016.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes, a lien, but not yet due and payable and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument Number 20090109-0002318, vacating Plat of record in Instrument Number 20060306-0025693, of which vacated Plat Book 974, Page 79, Register's Office of Davidson County, Tennessee.
3. Restrictions of record in Book 1081, Page 696, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Five foot Easement for Bridal Path of record in Book 1066, Page 66, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 919 Overton Lea Road, Nashville, TN 37220.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 6th day of December, 2019.

Gerrye Nan Goins Adams

Gerrye Nan Goins Adams

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 6, 2019, before me personally appeared Gerrye Nan Goins Adams to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on December 6, 2019.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

My Commission Expires: 9-13-2021

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

