BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 335929 DEEDWARR
12/30/2019 08:35:55 AM 2 pgs
Fees: $13.00 Taxes: $434.75

20191230-0134223

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Haddock	New Owner	
(NAME)	(NAME)	
4301 Hillsboro Pike, Suite 100		081 15 0 162.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **GRETA BONITA HARRISON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL HADDOCK, MARRIED AND MICHAEL DAVIS, UNMARRIED, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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 9 feet of Lot No. 32 and the Westerly 26 feet of Lot No. 31 on the Map of T.J, J.M. and G.W. Harding's Addition to Nashville, as of record in Book 21, Page 80, Register's Office for said County.

Said parts of Lots Nos. 31 and 32 front together 35 feet on the northerly side of Knowles, formerly Thompson or Royal Street and runs back between lines 150 feet, more or less, to an alley, measuring 31 feet, more or less, thereon.

Being the same property conveyed to Curtis L. Hayes and wife, Della Sadler Hayes, by Warranty Deed from Theodore Butts, unmarried, of record in Book 3437, Page 67, in the Register's Office of Davidson County, Tennessee, dated October 03, 1962 and recorded on October 04, 1962. Curtis L. Hayes having since died on June 05, 1999, leaving Della Sadler Hayes as surviving spouse.

Being the same property conveyed to Greta Bonita Harrison, by Quit Claim Deed from Della Sadler Hayes, widow, of record in Book 11596, Page 822, in the Register's Office of Davidson County, Tennessee, dated July 30, 1999 and recorded on July 30, 1999.

This was never the marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

**RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215**

unimproved
This is improved x property, known as 1810 Knowles 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 27 day of December, 2019

Greta Bonita Harrison

GRETA BONITA HARRISON

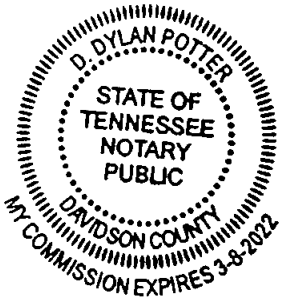
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Greta Bonita Harrison, the bargainor, 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 and official seal this 27 day of December, 2019.

Commission expires:



Notary Public