Karen Johnson Davidson County
Batch# 337714 DEEDWARR
01/02/2020 03:30:37 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20200102-0000496

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Dreaminc
1111 12th Ave S
Nashville, TN 37203

SEND TAX BILL TO:
Same as New Owner

MAP/PARCEL 118-01-0-055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gail Randolph Harlan, administrator of the Estate of Peggy J. Randolph, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Dreaminc,* hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

*** a Tennessee corporation**

The following described lot or parcel of land situated in Davidson County, Tennessee, to wit:

Being Lot No. 14 on the Map of Victoria Place, as of record in Book 332, page 10.

Said Lot No. 14 fronts 62.5 feet on the Northerly side of Dallas Avenue and runs back 127 feet on the Easterly line and 123.1 feet on the Westerly line to a deadline, measuring 62.9 feet thereon.

Being the same property conveyed to Allen H. L. Randolph, Jr., and wife, Peggy J. Randolph by Warranty deed from Anthony F. Kotar and wife, Gladys T. Kotar of record in Book 4236, page 435, Register's Office for Davidson County, Tennessee, dated April 26, 1968 and recorded on May 20, 1968.

Being the same property conveyed to Peggy J. Randolph by Quitclaim deed from Allen H. L. Randolph, Jr. of record in Book 5561, page 331, Register's Office for Davidson County, Tennessee, dated January 16, 1980 and recorded on January 31, 1980. Peggy J. Randolph died intestate on March 16, 2019; and administration of her estate was opened in Davidson County Probate Court under Docket# 19P-1787 according to the Order entered December 13, 2019 and of record under Docket No. 19P-1787, of Davidson County, Tennessee Probate Court, Gail Randolph Harlan is vested with authority to sign to execute and sell the above property.

This is improved property known as: **1500 Dallas Avenue, Nashville, Tennessee 37212.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-REMKE-19-1500

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given _____.

WITNESS MY HAND on this the 23rd of December, 2019

Gail Randolph Harlan, administrator

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

Before me, personally appeared **Gail Randolph Harlan,** as Administrator of the Estate of **Peggy J. Randolph,** deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and official seals at office this _____.

NOTARY PUBLIC

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

The actual value or consideration, whichever is greater, for this transfer is $550,000.00.

AFFIANT

Subscribed and sworn to before me this the _____.

NOTARY PUBLIC

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

My Commission Expires: _____

File No: 190708