# WARRANTY DEED

Karen Johnson Davidson County
Batch# 345359 DEEDWARR
01/21/2020 08:40:02 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20200121-0006733

Y-BR-19-212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/24/23 (AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER (S) |
|---|---|---|
| **Harpeth Restoration, LLC** | New Owner | |
| (NAME) | (NAME) | |
| **903 Murfreesboro Rd.** | | **095-01-0-023.00** |
| (ADDRESS) | (ADDRESS) | |
| **Franklin, TN 37064** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHANNON LEWIS, ADMINISTRATRIX OF THE ESTATE OF ANGENETO GIFT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HARPETH RESTORATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Donelson Hills of record in Plat Book 2331, Page (s) 22 and 23, 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 Angeneto Gift, an unmarried woman by Warranty deed from Buffy Jo Bradley and Anthony M. Bradley, wife and husband of record in Instrument No. 20061122-0144940 Register's Office for Davidson County, Tennessee, dated November 20, 2006 and recorded on November 22, 2006. Angeneto Gift having since died on April 25, 2019 devising said property to her daughter, Shannon Lewis, and her son, Samual Gift per Last Will and Testament of record in Docket No 19P-968 in the Seventh Circuit Court for Davidson County, Tennessee.

Shannon Lewis and Samuel Gift hereby join in the execution of this instrument for the purpose of conveying to the Grantees all of their right, title, claim and interest in and to the above described property.

Angeneto Gift also had another daughter who is also named Angeneto Gift at the time of her death. Said daughter, Angeneto Gift, having Quitclaimed any interest she may have in subject property to her brother, Samual Gift and her sister, Shannon Lewis, filed of record in Instrument No. 20200121-0006733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 22 and 23, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2396, Page 365, amended in Book 2797, Page 442, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **212 Donelson Hills Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF JANUARY, 2020.

Estate of Angeneto Gift

BY: _____
Shannon Lewis
Administratrix

_____
Shannon Lewis

Samuel Gift by Shannon Lewis, Attorney-In-Fact
Samuel Gift by Shannon Lewis, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON LEWIS, ADMINISTRATRIX of the ESTATE OF ANGENETO GIFT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of January, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of January, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON LEWIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SAMUEL GIFT, and who acknowledged he/she/they executed the same as the free act and deed of the said SAMUEL GIFT.

Witness my hand and official seal, this the 15th of January, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021