Karen Johnson Davidson County
Batch# 361688 DEEDWARR
02/24/2020 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,787.10
20200224-0019865

WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $ $483,000.00

S.J. Crooks Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
"The Bless Your Hart Family Trust"	New Owner	060 12 0 114.00
(NAME) 132 Hart LN	(NAME) 132 Hart Lane	
(ADDRESS) Nashville TN 37207	(ADDRESS) Nashville, TN. 37207	
(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 considerations, the receipt of which is hereby acknowledged, I/we Charles McGaw, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto S.J. Crooks, Trustee of the "The Bless Your Hart Family Trust", hereinafter called the GRANTEE(S), his/her/their 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 northwesterly part of Lot No. 14 and the northeasterly part of Lot No. 15 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey made by W. W. Turner Company, Engineers, January 15, 1948, as follows:

Beginning at a point South 83° 30' East 182.3 feet from the southeast terminus of Hart Avenue; thence South 4° 30' West 379.5 feet to a point 200 feet north of the northerly margin of Capitol View Avenue; thence eastwardly and parallel with the northerly margin of Capitol View Avenue 219.3 feet, more or less, to a point in the westerly line of the property conveyed to Alton Street and wife, by deed from T. W. Street and wife, of record in Book 2291 Page 257, Register's Office for said County; thence with the said line northwardly 375 feet; thence North 83° 30' West 219.3 feet to the beginning.

Being the same property conveyed to Charlie B. McGaw by Warranty Deed from T. W. Street and wife, Beulah Mai Street, dated 07/20/1954 and recorded 09/04/1954, of record in Book 2297, Page 335, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Charlie B. McGaw and wife, Thema Fuqua McGaw, as tenants by the entireties, by Deed from Charlie B. McGaw, dated 04/29/1961 and recorded 05/01/1961, of record in Book 3221, Page 287, Register's Office for Davidson County, Tennessee. The said Thelma Fuqua McGaw died on 04/30/2016, leaving the said Charlie B. McGaw the sole surviving tenant by the entirety. Debbie Allen executes as power of attorney for Charles B. McGaw (a/k/a Charles Brown McGaw) by authority given to her by instrument recorded in Instrument No: 202000124-0009086, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 132 Hart Lane, Nashville, TN 37207

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 18th day of February, 2019.

/Charles McGaw by Debbie Allen his attorney in fact

Charles McGaw by: Debbie Allen, his attorney in fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Debbie Allen, 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, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No: 20200124-0009086, RODCT, the Attorney-in-Fact for Charles Brown McGaw(herein called the "Maker"), or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument as the free act and deed of the Maker on this 18th day of February, 2020.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Dakotah Harvey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Shelby
Notary's Signature

My Commission Expires: _____

