Karen Johnson Davidson County
Batch# 362422 DEEDWARR
02/24/2020 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20200224-0020232

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $420,000.00. Affiant Subscribed and sworn to before me, this the 21st day of February, 2020. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Aubrey Alexandra Hord Randal Thomas Hord	InterLinc Mortgage Services, LLC	08106016600
2614 Buchanan Street	5875 N. Sam Houston Pkwy West	
Nashville, TN 37208	Houston, TX 77086	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **BIG HIT PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUBREY ALEXANDRA HORD, AN UNMARRIED WOMAN AND RANDAL THOMAS HORD AND KAREN HORD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. westerly 74.8 feet of Lot No. 6 on the Plan of J. Mat Williams Subdivision of Lot 8 Harding Bosley Tract of record in Plat Book 332, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot 6 fronts 74.8 feet on the north margin of Buchanan Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Charles B. Bass, Robert W. Porter and Robert J. Pillow by Warranty deed from John L. Minnis and wife, Katherine L. Minnis of record in Book 8694, page 774, Register's Office for Davidson County, Tennessee, dated August 3, 1992 and recorded on August 5, 1992.

Being the same property conveyed to West Nashville District Association House of Hope, Inc. by Quitclaim deed from Charles B. Bass, Robert W. Porter and Robert J. Pillow of record in Book 10357, page 375, Register's Office for Davidson County, Tennessee, dated February 19, 1997 and recorded on February 24, 1997.

Being the same property conveyed to Adric Lane by Quitclaim deed from West Nashville District Association House of Hope, Inc. of record in Instrument No. 20040209-0015409 Register's Office for Davidson County, Tennessee, dated February 6, 2004 and recorded on February 9, 2004.

Being the same property conveyed to Greater Revelations Missionary Baptist Church by Quitclaim deed from Adric Lane of record in Instrument No. 20180209-0013438 Register's Office for Davidson County, Tennessee, dated February 9, 2018 and recorded on February 9, 2018.

Being the same property conveyed to Big Hit Properties GP by Warranty deed from Greater Revelations Missionary Baptist Church of record in Instrument No. 20181211-0120295 Register's Office for Davidson County, Tennessee, dated December 7, 2018 and recorded on December 11, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2614 Buchanan Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of February, 2020.

Big Hit Properties, GP, a Tennessee General Partnership

By: _____
Andrew Eshelman, Partner

By: _____
Robert Stewart, Authorized Member of
Rosa Investments, LLC, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Eshelman, Partner and Robert Stewart, Authorized Member of Rosa Investments, LLC, Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Partners of Big Hit Properties, GP, a Tennessee General Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 21st day of February, 2020.

_____
Notary Public

My Commission Expires: 5-2-22

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022