Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 364805 DEEDWARR
02/28/2020 08:29:06 AM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20200228-0022201

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

The actual consideration or value, whichever is greater, for this transfer is $369,900.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2020.

Notary Public

My commission expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 3, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matthew W. Hartless	New Owner	**071-16-0-220.00**
1207 N 6th Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Gillett Properties, LTD, a Texas Limited Partnership,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Matthew W. Hartless, a single man,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot Nos. 169 and 170 on the Plan of Oakwood Park Subdivision of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee. Said Lots Nos. 169 and 170 adjoin and front together 60 feet on the Easterly side of North Sixth street and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Gillett Properties, LTD by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20180723-0071413 Register's Office for Davidson County, Tennessee.

This is improved property known as **1207 N 6th Street, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of February, 2020.

Gillett Properties, LTD, a Texas Limited Partnership

By: Gillett Enterprises, Inc., a Texas Corporation
Its: General Partner

By:_____
Jonathan Gillett
Its: President/Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jonathan Gillett, to me known (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President and Treasurer of Gillett Enterprises, Inc., a Texas Corporation, the within named bargainer, General Partner of Gillett Properties, LTD, a Texas Limited Partnership, and that he as the President and Treasurer of Gillett Enterprises, Inc., the said General Partner of Gillett Properties, LTD, executed the foregoing instrument for the purposes herein contained, by signing the name of the company by himself as its General Partner.

Witness my hand and official seal this 27th day of February, 2020.

_____
Notary Public
My Commission Expires: 8.20.2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SolomonParks File No. 20-000004-528