Karen Johnson Davidson County
Batch# 413347 DEEDWARR
06/11/2020 07:25:30 AM 3 pgs
Fees: $18.00 Taxes: $823.25
20200611-0059621

WARRANTY DEED	STATE OF TENNESSEE 2020-386 COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00 (Affiant) Sworn to and subscribed before me this 21st day of May, 2020. Notary Public My commission expires: 5/2/22

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Harber Properties, LLC (NAME)	**NEW OWNER** (NAME)	**133-08-0-004.00**
97 McCall Street (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nathan Harber and Samantha Harber, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Harber Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 133 on the Plan of Glencoe Acres Section 1, as record in Plat Book 1835, pages 137, in the said Register's Office.

Said Lot No. 133 fronts 132.0 feet on the Southwesterly side of McCall Street formerly Antioch Pike and extends back 132.00 fee on the Easterly line of d 134.6 feet on the westerly line to a dead line measuring 129.9 feet.

Being the same property conveyed to Nathan Harber and Samantha Harber, husband and wife, by deed from Jason I. Stewart, unmarried, of record in Instrument No. 20191202-0123257, Register's Office for Davidson County, Tennessee.

This is improved property known as; 97 McCall Street, Nashville, TN 37211

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of May, 2020.

(SEAL)
Nathan Harber

(SEAL)
Samantha Harber

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of May, 2020, before me personally appeared Nathan Harber and Samantha Harber, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

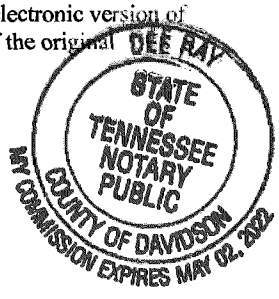
Witness my hand, at office, this 21st day of May, 2020.

Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public