BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 428533 **DEEDWARR**
06/30/2020 12:21:20 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20200630-0070707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF June 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONY B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Hull	New Owner	
(NAME) P.O. Box 90911	(NAME)	103 02 0 019.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELENA KLEMENTS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL T. HULL, MARRIED,** HEREINAFTER CALLED THE GRANTEES, 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 a part of Lot No. 7 on the Map of the subdivision of John M. Branham's Farm, as of record in Book 547 Page 14, Registers Office for said County, being described according to an unrecorded survey made by Z. J. Wilkinson, Surveyor, August 26, 1948 and an unrecorded mortgage loan inspection made by John Kohl and Company, P. C., February 6, 1998 as follows:

Beginning at an iron pin at the Northeast corner of Maudina Avenue and Bellmore Avenue; thence with the said Avenue, North 5 degrees West 69 feet to an two lots North 66 degrees 55' East 202.7 feet to an iron pin at the common corner of Lots Nos 1, 2, 3 and 4; thence with the line between Lot Nos. 1 and 4, Southwardly 67.5 feet to a stake in the Northerly margin of Maudina Avenue; thence with said Avenue South 65 degrees 10' West 202.0 feet to the beginning.

Being the same property conveyed to Elena Klements, by Warranty Deed from John F. Howell, Jr., unmarried, of record in Instrument No. 20050104-0000898, in the Register's Office of Davidson County, Tennessee, dated December 30, 2004 and recorded on January 04, 2005.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 200 Bellmore, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 24 day of June, 2020

Elena Klements

ELENA KLEMENTS

STATE OF New York
COUNTY OF Kings

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elena Klements, the bargainor, 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.

Witness my hand and official seal this 24 day of June 2020, 2020.

Commission expires: 3/19/2022

Sandra Cuautle

Notary Public

SANDRA CUAUTLE
Notary Public - State of New York
No. 01CU6372294
Qualified in Kings County
My Commission Expires Mar. 19, 2022