WARRANTY DEED

Karen Johnson Davidson County
Batch# 439492 **DEEDWARR**
07/17/2020 11:32:43 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50

20200717-0078745

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 8-4-20

(AFFIX SEAL)

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires AUG 4 2020

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
Caroline Elizabeth Hartley and Benjamin John Hartley	NEW OWNER	
(NAME)	(NAME)	
2723 Windemere Drive		08407003500
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **David House, Successor Trustee of The J. Rhea House and Ardyce E. House Trust u/a/d 9/11/1998 and David House, Trustee of The Ardyce E. House Special Needs Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Caroline Elizabeth Hartley and Benjamin John Hartley, wife and husband,** hereinafter called the GRANTEE(S), 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 Lot No. 97 on the Plan of Sunny Acres, Section III, of record in Book 2663, Page 92, Register's for Davidson County, Tennessee. Said Lot No. 97 fronts 110 feet on the southerly side of Windemere Drive and extends back between lines 407.1 feet on the west line and 374.3 feet on the east line to a dead line in the rear on which it measures 114.70 feet.

Being the same property conveyed to James R. House and wife, Ardyce E. House by Warranty Deed from Clyde R. Pinkston and wife, Carolle Pinkston dated 03/28/1974 and recorded 04/02/1974, of record in Book 4801, Page 922, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Rhea House and Ardyce E. House, Trustees of the J. Rhea House and Ardyce E. House Trust U/A/D September 11, 1998 by Quitclaim Deed from James R. House and wife, Ardyce E. House, dated 03/27/2012 and recorded 03/29/2012, of record in Instrument 201203290026564, Register's Office for Davidson County, Tennessee.

The said James Rhea House died testate on 05/14/2012, devising subject property to David House, as evidenced in File No. 12P1639, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to David House, Executor of the estate of Rhea House by Trustee's Quitclaim Deed from Ardyce E. House, Trustee of the J. Rhea House and Ardyce E. House Trust U/A/D September 11, 1998 dated 02/01/2013 and recorded 02/19/2013, of record in Instrument 201302190016505, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David House, Trustee of the Ardyce E. House Special Needs Trust by Executor's Quitclaim Deed from David House, the duly-appointed Executor of the estate of James Rhea House deceased dated 02/01/2013 and recorded 02/19/2013, of record in Instrument 201302190016506, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2663, Page 92, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 2811, Page 171, and amended restrictions recorded in Book 3828, Page 655, in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 4366, Page 177, in the 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 ☒ 2723 Windemere Drive, Nashville, TN 37214

(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 15th day of July, 2020.

By: David Ham, Successor Trustee

David House, Successor Trustee of the J. Rhea House and Ardyce E. House Trust u/a/d 9/11/1998

By: David Ham, Trustee

David House Trustee of the Ardyce E. House Special Needs Trust

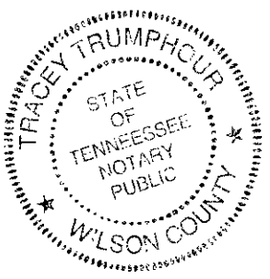
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David House with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Successor Trustee of The J. Rhea House and Ardyce E. House Trust u/a/d 9/11/1998, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of July, 2020.

Notary Public:

My Commission Expires: 5.17.21



State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David House with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Trustee of The Ardyce E. House Special Needs Trust, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of July, 2020.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122