Karen Johnson Davidson County
Batch# 452030 DEEDWARR
08/06/2020 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20200806-0087564

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

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

Notary Public
My Commission Expires: 2/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

2020-254

Address of New Owner:	Send Tax Bills to:	Tax Information:
Enoch E. Hartman, Jr.	Regions Bank	
4204 Hillsboro Pike	2050 Parkway office Cr.	131-02-0D-012.00-CO
Nashville, TN, 37215	Birmingham, AL 35244	

WARRANTY DEED

For and in 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

Justin W. Parker, a single man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Enoch E. Hartman Jr., Married,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 12, on the plan of Hillsboro Hall, Phase I, according to the Master Deed of record in Book 11573, Page 376, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 11700, page 45; Book 9700, page 786 and Book 547, page 85 and 86, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Justin W. Parker by Warranty deed from Nancy C. Cheek unmarried of record in Instrument No. 20041221-0151694 Register's Office for Davidson County, Tennessee, dated December 17, 2004 and recorded on December 21, 2004.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4204 Hillsboro Pike, #112, 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 our hands this 27th day of July, 2020.

Justin W. Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin W. Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2020.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/13/2022

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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