Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1485

Karen Johnson Davidson County
Batch# 494512 DEEDWARR
10/14/2020 09:06:30 AM 2 pgs
Fees: $13.00 Taxes: $665.63
20201014-0119160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Gafford and Karen Gafford, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **HR Properties of Tennessee,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being the part of Lot No. 3 on the map of the subdivision of Lot No. 6 of the William White Heirs' property, as of record in Book 332, Page 78, Registers Office for said county, described partly according to a survey made by Z.J. Wilkinson, surveyor, February 6, 1959, as follows:

Beginning at an iron pin on the northerly margin of Edith Street, as the southeast corner of the property conveyed to W.E. Batey, and wife, by deed from William M. Brown, and wife, of record in Book 2333, Page 427, said Register's Office; thence with Batey's easterly line, northerly 150 feet to an iron pin; thence easterly 50 feet; thence southerly 150 feet to the northerly margin of Edith Street, thence with the same, westerly 50 feet to the beginning.

Being the same property conveyed to James Gafford and Karen Gafford, husband and wife, tenants by entirety by deed from Karen Gafford, dated December 19, 2008, of record in Inst. No. 20090320-0025150, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karen Gafford by deed from Karen Gafford, Executrix of the Estate of Shirley Herndon, dated July 25, 2008, of record in Inst. No. 20080822-0086609, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 305 B Edith Avenue fka 305 Edith Street, Nashville, TN 37207

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
HR Properties of Tennessee 305 B Edith Avenue Nashville, TN 37207	New Owner at owners address	071-11-0-079.01

WITNESS THE EXECUTION HEREOF this 8th day of October, 2020.

James Gafford

Karen Gafford

State of Tennessee)
County of Davidson)

On this 8th day of October, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James Gafford and Karen Gafford, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 179,900.00.**

Affiant

Sworn and subscribed before me on this the 8th day of October, 2020.

Notary Public

My Commission Expires: 7-20-2024

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY