BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 506436 DEEDWARR
11/02/2020 09:22:01 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20201102-0127552

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 2022

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
Bradley Joseph Bars	Brad Bars	
(NAME) 1309 Debow St.	(NAME) P.O. Box 90911	053 03 0 154.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville, TN 37209	
(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, **JOHN E. HUMES, JR., UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY JOSEPH BARS, 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:

Two tracts in Davidson County, Tennessee, being the Easterly and the Westerly 69.2 feet of Lot 40-28 of Section "C" on the Revised Plan Certain Lots Between Dodson & Debow Streets Sections "C" & "D", as of record in Book 1835, Page 52, Register's Office for Davidson County, Tennessee.

TRACT NO. 1: Said part of Lot 40-28 fronts 57 feet on the Easterly side of Debow Street, and extends back between parallel lines 69.2 feet to a dead line.

TRACT NO. 2: Said part of Lot 40-28 fronts 57.0 feet on the Westerly side of a 42 foot easement for private and public utilities (formerly Dobson Street) and extends back 63.7 feet on the Northerly line and 63.6 feet on the Southerly line to a dead line in the rear on which it measures 57 feet.

Being the same property conveyed to John E. Humes, Jr., a single man, by Warranty Deed from John E. Humes, III, a single man, of record in Instrument No. 20060609-0069036, in the Register's Office of Davidson County, Tennessee, dated May 31, 2006 and recorded on June 09, 2006.

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 1309 Debow St., Old Hickory, TN 37138
(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 30th day of October, 2020

JOHN E. HUMES, JR.

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 John E. Humes, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public