DOA 10-A

(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 510174 DEEDWARR
11/09/2020 09:00:49 AM 2 pgs
Fees: $13.00 Taxes: $4,021.90

20201109-0131003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,087,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/22/23

(AFFIX SEAL)

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
Richland Building Partners, LLC	New Owner	
(NAME) 7127 Crossroads Blvd., Ste. 102	(NAME)	130 07 0 122.00
(ADDRESS) Brentwood, TN 37027	(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, **SCOTT FREEMAN AND ALLISON FREEMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHLAND BUILDING PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 part of Lot 11 on the Plan of Carter and King Lands, as of record in Plat Book 57, Page 99, Register's Office, and being as Lot No. 18 on the Plan of Sharber's Harding Place, not of record, and also that part of Brighton Avenue, closed, adjoining Lot No. 18 on the West side; and said Avenue, being closed by an instrument between Royal Oaks Land Company, and H.S. Wilk and wife, as of record in Book 1394, Page 224, said Register' s Office, and described together as follows:

Beginning on the North margin of Harding Place, at the corner of Lots No 17 and 18, Sharber's unrecorded Plan; thence with the margin of Harding Place, S 87° 45' West 139.53 feet to the Southeast corner of Lot 1 on the Plan of Fitzpatrick's Re-subdivision of Lots 214, 215, 216 and 217, not of record, thence along the East line of said lots and of Lot No. 6 of said Subdivision, N 1° 05' East 350.54 feet to an iron pin; thence East crossing Brighton Avenue, closed, to a corner of Lots No. 18 and 19 of said Subdivision, continuing East along the line between said lots, in all 120.06 feet to a corner of said Lots and of Lot 17 and 20; thence South along the line between Lots 17 and 18, 350 feet to the point of beginning.

Being the same property conveyed to Scott Freeman and wife, Allison Freeman, by Warranty Deed from W. Rhett Harris and wife, Estelle W. Harris, of record in Instrument No. 20170331-0031736, in the Register's Office of Davidson County, Tennessee, dated March 31, 2017, and recorded on March 31, 2017.

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.

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

unimproved
This is improved x property, known as 3914 Harding Place, Nashville, TN 37215
(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 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 13th day of October, 2020

SCOTT FREEMAN

ALLISON FREEMAN

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 Scott Freeman and Allison Freeman, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of October, 2020.

Commission expires:

Notary Public