PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

Warranty Deed

Karen Johnson Davidson County
Batch# 541868 DEEDWARR
12/23/2020 11:17:46 AM 2 pgs
Fees: $13.00 Taxes: $1,912.90

20201223-0152877

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $517,000.00. Jamie Collier Affiant Subscribed and sworn to before me, this the 18th day of December, 2020. Kim Murray Notary Public My commission expires: 3/28/22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Leanne W. Price Martin W. Price		082-08-0D-001.00-CO
701 Hart Avenue	New Owner	
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMIE DAY AND CHANEY MOSLEY, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEANNE W. PRICE AND MARTIN W. PRICE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 701 Hart Avenue a Horizontal Property Regime with Private Elements of record as Instrument No. 20191127-0123035 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Thomas S. Harper by Warranty deed from William Collier of record in Instrument No. 20070326-0035967 Register's Office for Davidson County, Tennessee, dated March 23, 2007 and recorded on March 26, 2007.

The said Thomas S. Harper aka Thomas Sydney Harper died on December 20, 2018. His estate having been probated of record in Case Number 19P-831, in the Probate Division of the Circuit Court for Davidson County, Tennessee. Affidavits of Heirship recorded in instrument No. 20190916-0093265 and Instrument No. 20190916-0093266 name heir Horace L. Harper.

Being a portion of the same property conveyed to 1242 Property Solutions, LLC, a Tennessee Limited Liability Company by Warranty deed from Horace L. Harper of record in Instrument No. 20190916-0093268 Register's Office for Davidson County, Tennessee, dated September 11, 2019 and recorded on September 16, 2019.

Being a portion of the same property conveyed to Jamie Day and Chaney Mosley, a married couple by Warranty deed from 1242 Property Solutions, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191127-0123033 Register's Office for Davidson County, Tennessee, dated November 20, 2019 and recorded on November 27, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 701 Hart Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of December, 2020.

Jamie Day

Chaney Mosley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jamie Day and Chaney Mosley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of December, 2020.

Notary Public

My Commission Expires: 11-6-2023

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023