This instrument prepared by: Hugh W. Entrekin ; 4235 Hillsboro Rd, Suite 300. ; Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1,390,000.00

AFFIANT

NOTARY PUBLIC

My Commission Expires: 7-3-23.

HUGH W. ENTREKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GENERAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Kathleen Best Hardy	~~SAME~~ CapStar Bank	130 09 0 103.00
302 Page Road	2002 Richard Jones Rd.	
NASHVILLE, TN 37205	Suite 300A Nashville, TN 37215	

Karen Johnson Davidson County
Batch# 543488 DEEDWARR
12/29/2020 03:41:31 PM 3 pgs
Fees: $18.00 Taxes: $5,143.00

20201229-0154467

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Rogers Cain Helfrich** (formerly Mary Rogers Cain), married ("Grantor") does hereby bargain, sell, transfer and convey unto **Kathleen Best Hardy and Thomas Alexander Hardy, wife and husband** (collectively "Grantee") their successors and assigns, all her right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 20 of Block 4 on the plan of Highlands of Belle Meade No. 1 of record in Book 547, page 180, Register's Office for said County. SAID Lot No. 20 of Block 4 fronts 100.0 feet on the easterly margin of Page Road and extends back 165.9 feet on the northerly line and 166.85 feet on the southerly line to a dead line in the rear, measuring 100.0 feet thereon.

BEING the same property conveyed to Mary Rogers Cain by deed from Robert Hilton Wickham of record in Book 10085, page 428, Register's Office for Davidson County, Tennessee. Mary Rogers Cain having since married and now known as Mary Cain Helfrich.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Kathleen Best Hardy and Thomas Alexander Hardy** their successors and assigns, forever.

AND **Mary Rogers Cain Helfrich**, does covenant that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters shown on the plan of Highlands of Belle Meade No. 1 of record in Book 547, page 180, Register's Office.

AND **Mary Rogers Cain Helfrich** does further covenant and bind herself, her successors and assigns to warrant and forever defend the title to said land to the said **Kathleen Best Hardy and Thomas Alexander Hardy**, their successors and assigns against the lawful claims of all persons whomsoever.

The subject property is improved property known as 302 Page Road, Nashville, TN, 37205.

Loring R. Helfrich, spouse of Mary Cain Helfrich, joins in this conveyance to transfer and convey unto Grantee any and all interest he may have in the subject property.

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this General Warranty Deed has been executed this 28th day of December, 2020.

Mary Rogers Cain Helfrich

Loring R. Helfrich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Mary Rogers Cain Helfrich and Loring R. Helfrich**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), within named bargainors, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of December, 2020.

Notary Public

My Commission Expires: 7-3-23.

HUGH W. ENTREKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY