BOX 10-A

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

Karen Johnson Davidson County
Batch# 564820 DEEDWARR
02/01/2021 09:23:00 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00

20210201-0013891

This Instrument Prepared By:
BOTTORFF & KAVIN, PLC (RFK)
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

# WARRANTY DEED

**Address of New Owner:**
Aubrey B. Harwell, Jr., Trustee
1201 Demonbreun Street #1000
Nashville, TN 37203

**Send Tax Bills To:**
Owner

**Map and Parcel No.**
131-07-0-084.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $550,000.00.

Affiant

Subscribed and sworn to before me this 29 day of January, 2021.

Notary Public

My Commission Expires: 10/2/23

**********

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee; and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **William W. Dykes,** unmarried, ("Grantor") by these presents does hereby transfer, sell and convey to **Aubrey B. Harwell, Jr., Trustee,** ("Grantee"), his heirs, successors and assigns, all his interest, right and title in and to a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 21, LONE OAK HEIGHTS, as shown on plat of record in Plat Book 1424, page 2, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William W. Dykes and Ann S. Newman from Kelly Ann Birdwell and husband Eric Douglas Austin by Warranty Deed of record in Instrument No. 20120822-0075241, Register's Office, Davidson County, Tennessee. The said Ann S. Newman having since died on August 1, 2017 leaving William W. Dykes as sole surviving Tenant by the Entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and zoning regulations, building restrictions, setback lines, conditions, covenants and restrictions, (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Metro Davidson County, Tennessee taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1488, Page 131, RODCTn.

Easement for Sanitary Sewers, recorded in Book 4121, page 381, RODCTn.

Agreement for Easement for Sanitary Sewers and/or Strom Drainage Water Mains, Pumps and Appurtenances as set for in instrument recorded in Instrument No. 20100323-0021528.

This is improved property located at 4421 Lone Oak Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

AND Grantor does hereby covenant with the Grantee that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said real property to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 1/29/2021 day of January, 2021.

WILLIAM W. DYKES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **William W. Dykes,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 29th day of January, 2021

R. Francene Kavin
**Notary Public**

My Commission Expires: Oct 12, 2024

