BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 564837 DEEDWARR
02/01/2021 09:35:22 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20210201-0013911

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF January 2021.

Notary Public

MY COMMISSION EXPIRES:

(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
John A. Lee, Jr.	John A. Lee, Jr.	
(NAME)	(NAME)	
1152 Sewanee Road	6215 Belle Rive Dr.	131-16-0-071.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Brentwood TN 37027	
(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, **CARL M. GARDNER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN A. LEE, JR.**, 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 Lot No. 4-A, ZONE LOT DIVISION LOT NO. 4, J.T. JENKINS HOME TRACT, as shown on plat of record in Book 6250, Page 28, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Marilyn A. Gardner, by Quitclaim Deed from A.M. Ashbaugh, unmarried, of record in Book 6043, Page 411, in the Register's Office of Davidson County, Tennessee, dated April 21, 1983 and recorded on April 22, 1983.

Being part of the same property conveyed to Gardner Family Partners, L.P., by Quitclaim Deed from Marilyn A. Gardner, of record in Book 9903, Page 510, in the Register's Office of Davidson County, Tennessee, dated December 28, 1995 and recorded on December 29, 1995.

Being the same property conveyed to Carl M. Gardner, by Quitclaim Deed from Gardner Family Partners, L.P., of record in Book 11225, Page 398, in the Register's Office of Davidson County, Tennessee, dated December 1, 1998 and recorded on December 1, 1998, as corrected in Book 11271, Page 766, in the Register's Office of Davidson County, Tennessee, dated December 28, 1998 and recorded on December 30, 1998.

This was never the marital residence for the Grantor.

This conveyance is subject to 2021 Real Property taxes; all matters appearing on the plan of record in Book 5190, Page 697, said Register's Office; Easement for Water and Sewage, recorded in Book 6229, Page 711, in the Register's Office of Davidson County, Tennessee and restrictive covenants of record in Book 6250, Page(s) 28, said Register's Office.

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

unimproved
This is improved x property, known as 1152 Sewanee Road, Nashville, TN 37220

(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 29 day of January, 2021

CARL M. GARDNER

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 Carl M. Gardner, 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 29 day of January, 2021.

Commission expires: 10/2/23

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023