BOX 10-B

Karen Johnson Davidson County
Batch# 573907 **DEEDWARR**
02/12/2021 11:24:24 AM 2 pgs
Fees: $13.00 Taxes: $333.00

20210212-0020281

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF FEBRUARY, 2021

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT BRANDON MCDONALD	**SAME**	**072-08-0E-002.00CO**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, SCOTT F. HARDESTY, MARRIED, AND WILLIAM E. HARDESTY, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ROBERT BRANDON MCDONALD,** HEREINAFTER CALLED THE GRANTEE, HIS 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 "B" on the plan of The Townhomes at 1433 McGavock Pike, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Townhomes at 1433 McGavock Pike, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200826-0096799, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

TOGETHER WITH a beneficial interest in that certain Easement for Ingress / Egress of record in Instrument No. 20180510-0045018, said Register's Office.

Being a part of the same property conveyed to JASON A. LANEY and SCOTT F. HARDESTY, by deed from CHESTER P. CORNETT and wife, PATRICIA A. CORNETT, TRUSTEES OF THE CHESTER P. CORNETT AND PATRICIA A. CORNETT CARING TRUST AND INDIVIDUALLY, of record in Instrument No. 20050401-0035645, dated March 31, 2005, said Register's Office. Being further conveyed to SCOTT F. HARDESTY and WILLIAM E. HARDESTY, AS TENANTS IN COMMON WITH A RIGHT OF SURVIVORSHIP, by deed from JASON A. LANEY and SCOTT F. HARDESTY, of record in Instrument No. 20150724-0072820, dated June 4, 2015, said Register's Office.

****This is not the principal residence of either of the grantors.****

See Limited Power of Attorney for William E. Hardesty being recorded simultaneously herewith of record in Instrument No. 20210212-0020280, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 843, page 98; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20200826-0096799; Easement for Ingress / Egress of record in Instrument No. 20180510-0045018 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2311 HIDDEN TERRACE COURT, NASHVILLE, TN 37216**
(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 our hands this 11th day of February, 2021.

Scott F Hardesty
SCOTT F. HARDESTY

William E Hardesty by Scott F Hardesty his attorney in fact
WILLIAM E. HARDESTY
By: Scott F. Hardesty, his Attorney in Fact

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 F. Hardesty**, 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 at office, this 11th day of February, 2021.

My commission expires: **May 2, 2022**

Notary Public

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of February, 2021, before me personally appeared **Scott F. Hardesty, Attorney in Fact for William E. Hardesty,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William E. Hardesty, and who acknowledged that he executed the same as the free act and deed of William E. Hardesty.

Witness my hand and official seal at office, this 11th day of February, 2021.

My commission expires: **May 2, 2022**

Notary Public

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON