WARRANTY DEED

Karen Johnson Davidson County
Batch# 594368 DEEDWARR
03/18/2021 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210318-0035705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF MARCH, 2021.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-6-23

(AFFIX SEAL)

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Danielle Hartman and Cody Hartman	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	New Owner (NAME)	08111018500
250 West Lake Ave (ADDRESS)	(ADDRESS)	
Winter Park FL 32789 (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, **Free At Last Bonding LLP, a Tenenssee Limited Liability Partnership** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Danielle Hartman and Cody Hartman**, a married couple, 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:

Being Lot No.1 of an unpublished plan of a subdivision of Lot No 401 in addition to the Town of McGavock, a plan of said Lot No. 401 is of record in Book 21, Page 41, Registers Office for Davidson County, Tennessee, described as follows:

Said Lot No. 1 begins at the Northwest corner of said Lot No. 401; thence Southerly with the Easterly margin of 18th Avenue North 32 feet to a point; thence Northeasterly 110.3 feet to a dead line; thence Northwesterly with said line, 31.6 feet to the Southeasterly margin of Wheeless Street; thence along the Southeasterly margin of said street, 102.5 feet to the beginning.

Being the same property conveyed to Grantor by Warranty deed from Osie Webster, Harold James Webster, Vermell Dillon, Larry Raphael Webster, Delta Maria Tripp, and Richard Glenn Webster of record in Instrument No. 20141114-0105049 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 14, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

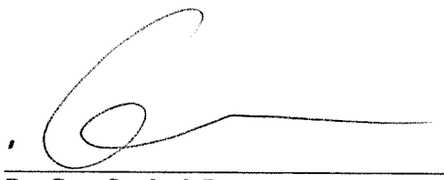
unimproved _
This is improved x property, known as 1638 Dr. D.B. Todd Jr. Blvd. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Witness my hand this 16th day of March, 2021.

Free At Last Bonding LLP

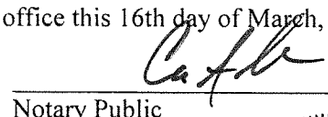


By: Greg Sanford, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

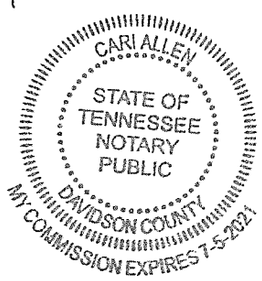
Before me, a Notary Public of said County and State, personally appeared Greg Sanford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Partner of Free at Last Bonding LLP, the within named bargainor, a Tennessee Limited Liability Partnership, and that he as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of Free at Last Bonding LLP by himself as Partner.

WITNESS my hand and official seal at office this 16th day of March, 2021.



Notary Public

My Commission Expires: 7-5-21



Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON