WARRANTY DEED

Karen Johnson Davidson County
Batch# 610786 DEEDWARR
04/08/2021 10:42:27 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20210408-0046789

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-6-2022

(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
Michael T. Hull	New Owner	
(NAME)	(NAME)	
P.O. Box 90911		053-03-0-339.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **CLARK PROPERTIES, G.P. A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL T. HULL, MARRIED,** 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 a part of Lot 76, Section E, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, of record in Plat Book 1424, Page 132, in the Register's Office for Davidson County, Tennessee, more particularly described as follows: Beginning with an iron pin at the southeast corner of Lot No. 76 and running thence the following courses and distances: (1) North 89 degrees 11 minutes West 86.4 feet to an iron pin; thence (2) North 0 degrees 47 minutes East 56.8 feet to an iron pin; thence (3) South 89 degrees 11 minutes East 86.5 feet to an iron pin; thence (4) South 0 degrees 47 minutes West 56.7 feet to an iron pin and the point of beginning, containing 0.11 acres, more or less.

and

Land in Davidson County, Tennessee, being a part of Lot 76, Section E, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, of record in Plat Book 1424, Page 132, in the Register's Office for Davidson County, Tennessee, more particularly described as follows: Beginning with an iron pin at the northwest corner of Lot No. 76 and running thence the following courses and distances: (1) South 89 degrees11 minutes East 80.1 feet to an iron pin; thence (2) South 0 degrees 47 minutes West 56.8 feet to an iron pin; thence (3) North 89 degrees 11 minutes West 55.1 feet to an iron pin; thence (4) In a Northwesterly direction around a curve, having a radius of 25 feet, 39.3 feet to a concrete monument; thence (5) North 0 degrees 47 minutes East 31.9 feet to an iron pin and the point of beginning, containing 0.10 acres, more or less.

Being the same property conveyed to Clark Properties, G.P by Warranty deed from Randall Wilson and wife, Teresa A. Wilson of record in Instrument No. 20161003-0103792 Register's Office for Davidson County, Tennessee, dated September 28, 2016.

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

10-A

This conveyance is subject to all easements, restrictive covenants and conditions, 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 1511 Hadley Ave, Old Hickory, TN 37138
(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 6th day of April, 2021

CLARK PROPERTIES, G.P.

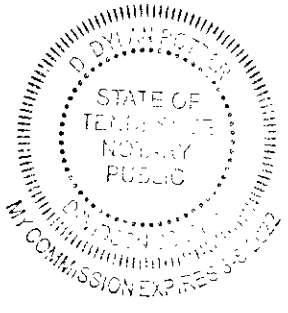
BY: _____
REED E. CLARK, PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Reed E. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be general partner of Clark Properties, G.P. the within named bargainor, a partnership, and that he as such general partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as general partner.

Witness my hand and seal this 6th day of April, 2021.



_____
Notary Public