39B

Karen Johnson Davidson County
Batch# 632654 DEEDWARR
05/10/2021 02:12:44 PM 2 pgs
Fees: $13.00 Taxes: $8,880.00
20210510-0062637

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,400,000.00. Affiant Subscribed and sworn to before me, this 7th day of May, 2021. Notary Public My Commission Expires: 8/[illegible]/23

ANGELA R. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address New Owner As Follows:
Carolyn Tregarthen and
Robert Vercoe
4510 Yancey Drive
Nashville, TN 37215

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
130-16-0-053.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE, a Tennessee general partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CAROLYN TREGARTHEN AND ROBERT VERCOE, wife and husband,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Yancey Subdivision, of record in Book 2330, page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 223 feet on the easterly side of Yancey Drive and extends back 189.5 feet on the northerly line and 201 feet on the southerly line to a dead line measuring 223.3 feet thereon.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by deed from Henriette B. Morris, unmarried, of record in Instrument No. 20191231-0134995, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2330, page 18, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in instrument of record in Book 1728, page 117 and Book 1728, page 119, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4510 Yancey Drive, Nashville, TN 37215

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 it covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 7th day of May, 2021.

HR PROPERTIES OF TENNESSEE,
a Tennessee General Partnership

By: _____, Managing Member
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Galen Scott Haley**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Managing Partner**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 7th day of May, 2021.

_____
Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON