THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635425** Karen Johnson Davidson County Batch# 680726 DEEDWARR 07/21/2021 11:55:49 AM 2 pgs Fees: $13.00 Taxes: $1,468.90 20210721-0097811	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $397,000.00. Affiant Subscribed and sworn to before me, this 23rd day of June, 2021. Notary Public My Commission Expires: 7/9/24 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner: Cody Hartman and Danielle Amanda Hartman 324 Rose Street Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119 01 0 147.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Buntin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cody Hartman and Danielle Amanda Hartman, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Track I:

Being Lot No. 145 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29, and 30 and a small part of Block 19, as of record in Book No. 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Included in the above described property, but Excluded therefrom is that tract conveyed to the State of Tennessee by deed of record in Book 4415, Page 371, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being parts of Lots 145, 146, and 147 on the Map of Overhill City as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.

Beginning at a point 35.0 feet North of the Northeast intersections of Wickson and Rose Avenues; thence with the Easterly Margin of Wickson Avenue North 6 deg. 08 min. East 115.0 feet to the Southerly margin of an alley; thence with said alley South 84 deg. 35 min. East 135.0 feet to the Northwest corner of Lot No. 148 on said plan; thence with the Westerly boundary of Lot No. 148 Southwardly 82.0 feet to a point; thence South 81 deg. 30 min. West 139.5 feet to the point of beginning and containing 0.31 acres and being part of the same property conveyed to Mrs. Whittie V. Dixon by deed from Lewis Morrell and wife, as of record in Book 1055, Page 133, Register's Office for Davidson County, Tennessee.

Track II:

Being Lot No. 146 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30 and a small block of 19, as of record in Book No. 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Included in the above described property but Excluded therefrom is that tract conveyed to the State of Tennessee by deed of record in Book 4415, Page 371, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being parts of Lots 145, 146 and 147 on the Map of Overhill City as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.

Beginning at a point 35.0 feet North of the Northeast intersections of Wickson and Rose Avenues; thence with the Easterly margin of Wickson Avenue North 6 deg 08 min East 115 feet to the Southerly margin

being part of the same property conveyed to Mrs. Whittie V. Dixon by deed from Lewis Morrell and wife, as of record in Book 1055, Page 133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan Buntin, married, by Quitclaim Deed from Jonathan Buntin, married, of record in Instrument No. 20190910-0091484, in the Register's Office of Davidson County, Tennessee, Dated September 10, 2019 and recorded on September 10, 2019.

Being Part of the same property conveyed to Jonathan Buntin, married, by Warranty Deed from David H Binkley, Executor of the Estate of Gerald M. Johnson, of record in Instrument No. 20190311-0021998, as deed of correction recorded in Instrument No. 20190530-0050971 in the Register's Office of Davidson County, Tennessee, Dated March 08, 2019 and recorded on March 11, 2019.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Overhill City and W.H. Fox Subdivision of Blocks Nos, 14, 15, 16, 20, 21, 29 and 30, and a small part of Block 19, as recorded in Plat Book 332, Page(s) 21.

Easement recorded in Book 4415, Page 371.

Easement recorded in Instrument No. 20210721-0097812 in the Register's Office of Davidson County, Tennessee.

This is improved property located at 324 Rose Street Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2021.

Jonathan Buntin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Buntin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES JULY 09, 2022

Return to:
Ruby Title and Escrow, LLC