WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Emilee Gibson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2021.

Kelly Dorsey
Notary Public

MY COMMISSION EXPIRES: 2-22-25
(AFFIX SEAL)

Kelly Dorsey
State of Tennessee
Notary Public
Rutherford County

Y-PK-21-911

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Everett Lee Dunlap, III and Alexandra Renee King	New Owner	
(NAME)	(NAME)	
911 South 13th Street		**094-05-0-043.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM A. HARGROVE AND MAGGIE HARGROVE, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EVERETT LEE DUNLAP, III AND ALEXANDRA RENEE KING, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of A Revision of a part of Section One, Revised, Shelby Heights of record in Plat Book 2854, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William A. Hargrove and Maggie Hargrove, husband and wife by Warranty deed from Dane Friedman and wife, Sarah E. Friedman of record in Instrument No. 20141106-0102686 Register's Office for Davidson County, Tennessee, dated November 03, 2014 and recorded on November 06, 2014.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 69, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2810, Page 475, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **911 South 13th Street, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 683612 DEEDWARR
07/26/2021 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210726-0100019

Witness my/our hand(s) this the 22nd DAY OF JULY, 2021.

William A. Hargrove by John Gleaves, Attorney-In-Fact

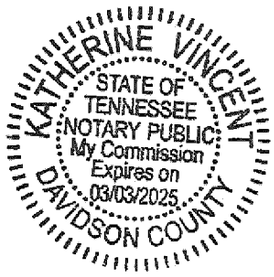
Maggie Hargrove by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM A. HARGROVE AND MAGGIE HARGROVE, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM A. HARGROVE AND MAGGIE HARGROVE.

Witness my hand and official seal, this the 22nd of July, 2021.

Notary Public
My Commission Expires: 3-3-2025
(SEAL)



Tennessee Certification of Electronic Document

I, Emilee Gibson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/22/21 (date of document).

Emilee Gibson
Affiant Signature

7/22/21
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 22nd day of July, 2021.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County