STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$229,900.00** (Two Hundred Twenty Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 29th day of July, ~~2021~~.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 698686 **DEEDWARR**
08/17/2021 09:35:29 AM 2 pgs
Fees: $13.00 Taxes: $850.63
20210817-0110821

THIS INSTRUMENT PREPARED BY
~~**AND PLEASE RETURN TO:**~~

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Jerry Bradley Hibdon 1118 Litton Avenue, Unit 305 Nashville, TN 37216	US Bank 3151 Highland Pointe Dr Owensboro KY 42303	072101A07300CO

WARRANTY DEED

FOR AND IN 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, I/WE, **NATHANIEL LUKE GARRETT, UNMARRIED** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JERRY BRADLEY HIBDON, A SINGLE MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land situated in Davidson County, Tennessee, Unit A3005, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nathaniel Luke Garrett, unmarried, by deed from Harpeth Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20170731-0077590, dated July 28, 2017 and recorded July 31, 2017, Register's Office for Davidson County, Tennessee.

Being also known as 1118 Litton Avenue, Unit 305, Nashville, Tennessee 37216.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1118 LITTON AVENUE, UNIT 305** **NASHVILLE, TN 37216**

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. Whenever 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, this 29th day of July, 2021

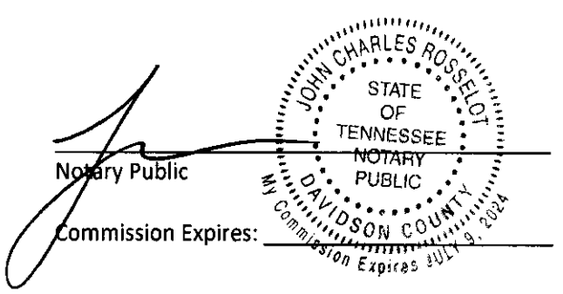
Nathaniel Luke Garrett

Nathaniel Luke Garrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of July, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Nathaniel Luke Garrett** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 29th day of July, 2021.



Notary Public

Commission Expires: _____