Karen Johnson Davidson County
Batch# 859067 DEEDWARR
05/19/2022 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $7,566.50
20220519-0058083

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62501
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Heather Burrell Ward Bryan Charles Ward 108 Gilman Avenue Nashville, TN 37205	Truist Bank 1001 Semmes Avenue Richmond, VA 23224

TAX MAP PARCEL NUMBERS: 13005005700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,045,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert B. Harrington and Lowry B. Harrington, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Heather Burrell Ward and Bryan Charles Ward, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 of Block H on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2, Blocks E, F, G, H and K of record in Book 1130, pages 71 and 72, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert B, Harrington and wife, Lowry B. Harrington by Warranty Deed from Andrew C. Healy and wife, Mary Catherine Healy, dated May 7, 2004 and recorded on May 10, 2004, of record in Inst. No. 20040510-0052933, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, pages 71 and 72, said Register's Office, which Plan shows a 50 foot minimum building setback line from Gilman Avenue, and a 10 foot easement for public utility purposes along the rear line of said lot; and Restrictive Covenant for Detached Structure of record in Inst. No. 20110125-0006953, said Register's Office.

This is improved property, known as 108 Gilman Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of May, 2022.

Robert B. Harrington

Lowry B. Harrington

State of Tennessee

County of Davidson

On this 12th day of May, 2022, before me the undersigned authority, personally appeared Robert B. Harrington and Lowry B. Harrington, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,045,000.00.

Affiant

Sworn and subscribed before me this 12th day of May, 2022.

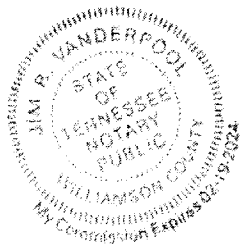
Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

I Lisa Allard, 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 May 12, 2022.

Lisa Allard, Affiant May 12, 2022



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this May 12, 2022.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024