Karen Johnson Davidson County
Batch# 870698 DEEDWARR
06/13/2022 02:57:44 PM 3 pgs
Fees: $18.00 Taxes: $1,916.60
20220613-0067190

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37073-05-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $518,000.00. Margaret Smith Affiant Subscribed and sworn to before me this 10th day of June, 2022. D. Denise Woods Notary Public My Commission Expires: SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Ellis Harton Emily Moller Harton 314 Blackman Road Nashville, TN 37211	First Community Mortgage 275 Robert Rose Dr Murfreesboro, TN 37129	Map and Parcel No.: 147 05 0 110.00

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, Nichelle Winters, a married woman ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Andrew Ellis Harton and wife Emily Moller Harton ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 314 Blackman Road, Nashville, Davidson County, Tennessee 37211.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

John Robert Davey, spouse of Nichelle Winters, joins in the execution of this instrument for the purpose of conveying to Grantees all of his interest, marital or otherwise, in the subject property.

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 the 10th day of June, 2022.

GRANTOR:

Nichelle Winters

John Robert Davey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nichelle Winters and John Robert Davey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2022.

Notary Public
My Commission Expires:

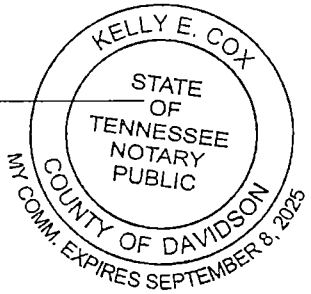


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Section One, Revised Caldwell Hall, of record in Plat Book 2900, Page(s) 57 through 59, inclusive, 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 Nichelle Winters, an unmarried woman, by Warranty Deed from Jennifer Paige Carter and husband, Jason Carter, of record in Instrument No. 20170717-0071467, in the Register's Office of Davidson County, Tennessee, dated July 13, 2017 and recorded on July 17, 2017.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Revised Caldwell Hall, as recorded in Plat Book 2900, Page(s) 57-59 .
3. Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2929, Page 117 and Amended in Book 2997, Page 93.