THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-5012-WE	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 699,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 2022. Notary Public MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 910646 DEEDWARR
08/31/2022 10:21:13 AM 2 pgs
Fees: $13.00 Taxes: $2,589.63

20220831-0098126

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hayley Antoinette Halpin and Antoine Menassa Abinader	new owners	
232 B Harding Place		130-01-0-134.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **George Lenox, unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antoine Menassa Abinader and Hayley Antoinette Halpin, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being the southeasterly portion of Lot No. 26 on the plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Book 421, Pages 94 and 95 and as delineated on the Plan of Bel-Re Villa Zone-Lot 26 Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 5800, Page 171, all in said Register's Office, and described more particularly as follows:

Beginning at a point in the Northeasterly margin of Harding Place at the common front corners of Lots 25 and 26 of the said Bransford Realty Company's Belle Meade Golf Links Subdivision; thence with said Northeasterly margin, North 34 degrees 47 minutes 30 seconds West 30 feet to a point, being the Northwesterly corner of the herein described tract; thence leaving the Northeasterly margin of Harding Place North 56 degrees 13 minutes 28 seconds East, 118.97 feet to a point: thence North 54 degrees 3 minutes 23 seconds East 30.2 feet to a point; thence North 35 degrees 56 minutes 37 seconds West 2.0 feet to a point; thence North 54 degrees 03 minutes 23 seconds East 4.9 feet to a point; thence South 35 degrees 56 minutes 37 seconds East 2.0 feet to a point; thence North 54 degrees 3 minutes 23 seconds East 57.94 feet to a point in the Southwesterly line of Lot No. 58 on said Bransford Realty Company's Belle Meade Golf Links Subdivision; thence with said Southwesterly line South 34 degrees 47 minutes 30 seconds East 31.69 feet to the common rear corners of said Lots 25 and 26; thence South 55 degrees 44 minutes West 211.7 feet to the point of beginning.

Together with an access easement for ingress and egress to and from Harding Place across westerly portion of said property.

Being the same property conveyed to George Lenox, unmarried man by Warranty deed from Laura Kelly Christopher, unmarried of record in Instrument No. 20200807-0088124 Register's Office for Davidson County, Tennessee, dated August 06, 2020 and recorded on August 07, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **232 B Harding Place, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this the 24th day of August, 2022.

George Lenox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **George Lenox,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of August, 2022.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-VRE-222328