Karen Johnson Davidson County
Batch# 960800 DEEDWARRSP
01/12/2023 03:37:30 PM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20230112-0002855

SPECIAL WARRANTY DEED

FROM: Richard H. Hamilton

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Joseph William Sauve

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joseph William Sauve 903 Cadillac Drive Nashville, TN 37204	Same	060-12-0-065.00 060-12-0-066.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $300,000.00.

Joseph William Sauve
Affiant

Sworn to and subscribed before me, this 12th day of January, 2023.

Kitty Martin
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard H. Hamilton**, an individual (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **Joseph William Sauve**, an individual (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 207 Hart Lane, Nashville, Tennessee 37207, and 209 Hart Lane, Nashville, Tennessee 37207.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 12th day of January, 2023.

SELLER: _____
Richard H. Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kitty Martin, a Notary Public of said County and State, personally appeared Richard H. Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee this 12th day of January, 2023.

My Commission Expires: 10-2-2023

_____
Notary Public

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

EXHIBIT A

PROPERTY DESCRIPTION

Tract I and Tract II:

Being the same property of record Book 5369, Page 730, in the Register's Office for Davidson County, and being known as Map-Parcel Number 060-12-0-065.00, by the Davidson County Tax Assessor's Office.

Being the same property conveyed to STANLEY C. LIPSKI AND WIFE, BARBARA F. LIPSKI, by deed from JAMES E. CARNEY AND WIFE, EDITH A. CARNEY, of record in Book 5369, Page 730, dated November 17, 1978, said Register's Office. BARBARA F. LIPSKI has since conveyed her interest in said property to STANLEY C. LIPSKI, JR. by quitclaim deed of record in Book 6448, Page 712, dated October 2, 1984, said Register's Office. For further reference see Final Decree of Divorce of record in Book 8969, Page 587, said Register's Office. STANLEY C. LIPSKI, JR. died testate on or about July 21, 2012, devising said property to RICHARD H. HAMILTON subject to the life estate of MARY ANN COX by will of record in Docket No. 12P-1445 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Tract III:

Land in Davidson County, Tennessee, in the 12th Civil District and according to a survey made by John M. Sullivan, County Surveyor, October 9, 1954, as follows:
Beginning at a point on the northerly margin of Hart Lane , 2,059.9 feet easterly from the center line of Dickerson Pike; thence north 4 degrees 55 minutes east 318.6 feet to a dead line; thence south with said dead line south 88 degrees 3 minutes east 42.7 feet to a point; thence south 4 degrees 55 minutes west 313.6 feet to the northerly margin of said Hart Lane; thence north 84 degrees 35 minutes west 42.7 feet to the point of beginning.
INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 5608, Page 220, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to STANLEY C. LIPSKI, JR. AND WIFE, BARBARA F. LIPSKI, by deed from JAMES E. CARNEY AND WIFE, EDITH A. CARNEY, of record in Book 5369, Page 728, dated November 17, 1978, said Register's Office. BARBARA F. LIPSKI has since conveyed her interest in said property to STANLEY C. LIPSKI, JR. by quitclaim deed of record in Book 6448, Page 712, dated October 2, 1984, said Register's Office. For further reference see Final Decree of Divorce of record in Book 8969, Page 587, said Register's Office. STANLEY C. LIPSKI, JR. died testate on or about July 21, 2012, devising said property to RICHARD H. HAMILTON subject to the life estate of MARY ANN COX by will of record in Docket No. 12P-1445 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2023 and future taxes, a lien, not yet due and payable.

2. Subject to the life estate of Mary Ann Cox.

CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, 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 January 12, 2023.

1/12/2023
Date

C. Mark Carver
C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of January, 2023.

Notary Public

My Commission Expires: 10/2/2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023