Karen Johnson Davidson County
Batch # 1232879 DEEDWARR
02/03/2025 10 04 39 AM 3 pgs
Fees $18 00 Taxes $13,505 00
20250203-0007851

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,650,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2025.

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2028

Notary Public

My Commission Expires: 7.17.28

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Bradley C. Hescock and Laura A. Hescock 207 Haverford Avenue Nashville, TN 37205	NEW OWNER	129-04-0-049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP hereinafter called the Grantor, has bargained and sold, and by these

presents does transfer and convey unto BRADLEY C. HESCOCK AND LAURA A. HESCOCK, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 6, as shown on the map entitled The Bransford Realty Company's Subdivision of a part of Lot No. 10 West Meade Subdivision, of record in Plat Book 547, page 142, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Said portion of Lot No. 6 fronts 331.3 feet on the easterly side of Haverford Avenue and runs back 251 feet on the southerly lot line and 153.10 feet on the easterly lot line to a point of intersection.
>
> Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed from Susan Ostrowski, unmarried, of record as Instrument No. 20220526-0061509 dated May 23, 2022, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2025 and subsequent years By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 142, said Register's Office.

3. Grant of Underground Utility Easement of record in Instrument No. 20240318-0018410, said Register's Office.

4. Declaration of Restrictive Covenants contained in instrument of record in Instrument No. 20200710-0075166, said Register's Office.

5. Declaration of Restrictions and Covenants for SCMS for Regulated Residential Infill of record in Instrument No. 20241009-0078498, said Register's Office.

This is improved property known as 207 Haverford 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that Grantor is lawfully seized 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; and further covenant and binds itself, its successors and assigns, 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.

WITNESS my hand this 31st day of January, 2025.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGING PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of January, 2025.

_____
Notary Public

My Commission Expires: _____

