STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Brenda R Lehman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: March 10, 2007.

(AFFIX SEAL)

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/01/04 14:24 2pgs
Fees:13.00 Taxes:740.00

20040401-0036838

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth J. Byrne	Clarion Mortgage	146-15-30
(NAME)	(NAME)	
5107 Wilmar Drive	3232 Newmark Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220	Miamisburg, OH 45342	
(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, WE,

CLARKE HARRIS AND WIFE, JEAN M. HARRIS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KENNETH J. BYRNE,

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 Lot No. 140 on the Plan of Haileywood Estates, Section VII, of record in Book 2330, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Clarke Harris and wife, Jean M. Harris by Warranty Deed dated October 6, 1958 from Gary Cooper Motors, Inc., of record in Book 2809, Page191, Register's Office for Davidson County, TN.

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.

unimproved ☐

This is improved ☒ property, known as 5107 Wilmar Drive, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 29th day of March, 2004.

Clarke Harris by his attorney in fact James Clarke Harris Jr.

Jean M. Harris by her attorney in fact James Clarke Harris, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarke Harris and wife, Jean M. Harris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 29th day of March, 2004

Commission expires: March 10, 2007

Notary Public

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Clarke Harris, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Clarke Harris and wife, Jean M. Harris, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Clarke Harris and wife, Jean M. Harris.

Witness my hand and official seal at Brentwood, TN this 29th day of March, 2004.

My Commission Expires: 3-10-07

Notary Public

