WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/04 13:44 2pgs
Fees:13.00 Taxes:353.35

20040504-0050615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2006

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Harris	GMAC Mortgage	71-3-74
(NAME)	(NAME)	
106 Gordon Terrace	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Horsham, TN 19044	
(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, Dawn H. Bohannon, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Harris, married, 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 easterly 34 feet of Lot No. 14 and the westerly 33 feet of Lot No. 16 on the Map of John L. Gordon's Subdivision, of record in Plat Book 843, Page 61, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Dawn H. Bohannon, by Quitclaim Deed from Gary D. Bohannon, of record in Book 11720, Page 617, Register's Office for Davidson County, Tennessee. Also Being the same property conveyed to Gary D. Bohannon and wife, Dawn H. Bohannon, as tenants by the entirety, by deed from Gary D. Bohannon, of record in Book 10639, Page 876, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Dawn H. Bohannon by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 106 Gordon Terrace, Nashville, TN 37207

(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 hand this 28th day of April, 2004.

Dawn H. Bohannon by Terry DeSelms as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of April, 2004 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Dawn H. Bohannon, and acknowledged that he executed the same as the free act and deed of the said Dawn H. Bohannon, through Power of Attorney granted Terry DeSelms by the said Dawn H. Bohannon.

Witness my hand and official seal at Nashville, Tennessee this 28th day of April, 2004.

Commission expires: November 27, 2004

NOTARY PUBLIC AT LARGE

Deborah K. Devine Notary Public

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 Terry DeSelms, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of April, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public