WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/04 12:20 2pgs
Fees:13.00 Taxes:617.90
20041018-0124854

VICKI COSTNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Melissa D. Rayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2004.

Vicki Costner
Notary Public

My Commission Expires 1/28/06

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald P. Harris	Fremont Investment & Loan	163-11-C-42
(NAME)	(NAME)	
802 Beazer Lane	4343 Anchor Plaza Pkwy	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37129	Tampa, FL 33634	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20042070

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, James L. Bramlett and wife, Janice R. Bramlett**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donald P. Harris, a married person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 802 Beazer Lane, Antioch, TN 37129

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 12th day of October, 2004.

James L. Bramlett

Janice R. Bramlett

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within James L. Bramlett and wife, Janice R. Bramlett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that James L. Bramlett and wife, Janice R. Bramlett executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lebanon, Tennessee this 12th day of October, 2004.

Commission expires: 3-6-07

Connie L. Jones
Notary Public

File No.: 1014344

EXHIBIT A

Land in Davidson County, Tennessee, being Unit or Parcel No. 42, Street Number 802, as shown on Revised Bell Forge Village, III, Section Five of record in Plat Book 6900, page 632 and Amended in Book 7524, page 552 and as further Amended in Book 7844, page 735, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Property commonly known as: 802 Beazer Land Antioch, Davidson County, Tennessee 37129

Being the same property conveyed to James L. Bramlett and wife, Martha Janice Yearwood, (deceased) by deed dated 09/30/97 from June Newbry Byrd and husband, Ralph G. Byrd and recorded in Book 10629, page 1, said Register's Office for Davidson County, Tennessee.

JB JB