WARRANTY DEED

C. LEIGH WIGGINTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,470.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-1-08

(AFFIX SEAL)

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
Shawna Clay	New Owner	142-6A-147
(NAME)	(NAME)	
810 Bellevue Road, #147		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, Judy G. Harris and Robin Harris, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawna Clay, _____, 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:

Being Building No. 13, Unit No. 147, and Garage No. 1, on the Plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, Pages 128 through 130, said Register's Office, together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenances thereto.

Being the same property conveyed to Judy G. Harris and Robin Harris, wife and husband, by Quitclaim Deed dated May 1, 2003, from Judy G. Crocker nka Judy G. Harris and Robin Harris, wife and husband, unmarried, of record in Instrument No. 20030623-0086258, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 810 Bellevue Rd. Unit 147, Nashville, TN 37221

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

Davidson County DEEDWARR
Recvd: 01/25/05 14:03 2 pgs
Fees:13.00 Taxes:271.84

20050125-0009170

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 our hands this 30th day of December, 2004.

Judy G. Harris

Robin Harris

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 Judy G. Harris and Robin Harris, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 2004.

Commission expires: November 22, 2008

Deborah K. Devine Notary Public

Deborah K. Devine State of Tennessee Notary Public Davidson County

C. LEIGH WIGGINTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

C Leigh Wigginton
Commission expires 2/17/8