Realty 488

Davidson County DEEDWARR
Recvd: 07/11/05 09:29 2 pgs
Fees:13.00 Taxes:740.00

20050711-0079679

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

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

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of July, 2005.

Notary Public

My Commission Expires: 5/24/2008

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
George E. Bateman, Jr.
2020 Argo Lane
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

172.15-0A-215.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph L. Harris and wife, Nancy A. Harris hereinafter referred to as Grantors, hereby transfers and conveys to George E. Bateman, Jr. hereinafter referred to as 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. 164 on the Plan of Holt Woods, Section Eleven, of record in Plat Book 9700, Page 408, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph L. Harris and wife, Nancy A. Harris by Warranty Deed from Claridge Builders Co., LLC, of record in Book 10915, Page 693, dated May 4, 1998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 9700, Page 408, Register's Office of said County.

Restrictive Covenants of record in Deed Book 9570, Page 22, Register's Office of said County.

By-Laws as shown of record in Deed Book 9570, Page 13 and Book 10469, Page 57, Register's Office for said County.

Easement of record in Book 10316, Page 585, Register's Office of said County.

Subject to all matters shown on plan of PUD boundary addition in Plat Book 7900, Page 668, Register's Office for said said County.

Charter of Homeowner's Association as shown of record in Book 9570, Page 5, Register's Office for said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2020 Argo Lane, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 1st day of July, 2005.

Joseph L. Harris

Nancy A. Harris

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 Joseph L. Harris and wife, Nancy A. Harris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2005.

Notary Public

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 12/15/07