WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/06 11:42 2 pgs
Fees:13.00 Taxes:1757.50
20060901-0108331

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Terri D. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2006.

Pam McBroom
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith B. Harris	SAME AS OWNER	Map 116-16
(NAME)	(NAME)	Parcel 79
3910 Estes Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **FORTE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH B. HARRIS AND WIFE, IRMA H. HARRIS,** 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 marked "Adams" and the northerly 25 feet of Lot No. 1, both on the plan of Part I, Wallace Subdivision, recorded in Book 1424, page 16, Register's Office for Davidson County, Tennessee.

Said property, which forms a corner lot, fronts 105 feet on the easterly margin of Estes Road and 190.8 feet on the southerly margin of Sneed Terrace, said frontage being joined by a curve having a length of 31.2 feet, and extends back 125 feet on the easterly line and 210 feet on the southerly line to a point of intersection.

Being the same property conveyed to Forte Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Cherrie Ann forte Farnette of record in instrument #20060519-0059115, said Register's Office and by deed from Henry S. Forte of record in Instrument #20060519-0059114, said Register's Office..

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1424, page 16, said Register's Office; and (c) easement of record in Book 3914, page 13, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3910 Estes Road, Nashville, Tennessee 37215
(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 31st day of August, 2006.

Forte Investments, LLC, a Tennessee limited liability company

By: (X) Cherrie Ann Forte Farnette

Cherrie Ann Forte Farnette,
Member and President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Cherrie Ann Forte Farnette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Member and President of Forte Investments, LLC, the within named bargainor, a limited liability company and that she as such Member and President, LLC, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member and President.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2006.

Commission expires:



Notary Public