WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/06 10:53 2 pgs
Fees:13.00 Taxes:517.63

20061018-0129278

Jennifer E. Taylor
State of Tennessee Notary Public
Sumner County

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES MARCH 24, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Eugene Harding	Harold Eugene Harding	133-8-105.00
(NAME)	(NAME)	
405 Cathy Jo Circle	405 Cathy Ho Circle	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(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, Janice F. Dowell, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Harold Eugene Harding, 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 No. 2 on the plan of Valley View Terrace, Phase 1, of record in Plat Book 5200, Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janice F. Dowell by Quitclaim Deed from Phillip Martin Efron dated 02/24/99 and recorded 03/05/99 in Book 11372, Page 403, said Register's Office. Property previously conveyed by Warranty Deed To Phillip Martin Efron, an unmarried man from Barbara Jean Conley Barbee and husband, J. Brent Barbee dated 02/07/95 and recorded 02/10/95 in Book 9593, Page 141, said Register's office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) None found of record

unimproved ☐

This is improved ☒ property, known as 405 Cathy Ho Circle, Nashville, TN 37211

(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.

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 my hand this day of Oct 4, 2006..

Janice F. Dowell

Janice F. Dowell

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Janice F. Dowell, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 4 day of October, 2006.

Commission expires:

MY [illegible] MARCH 24, 2010

Jennifer E. Taylor
Notary Public

MY COMMISSION EXPIRES MARCH 24, 2010

