WARRANTY DEED

Return To: File Box 9B
2000 Richard Jones Rd. Ste #10
Nashville, TN 37215
File # 26059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,942.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TRACY A. BROOKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Fred A. Schiltz	Homecomings Financial	096-16A-83
(NAME)	(NAME)	
209 Lake Brink Drive	2101 Rexford Suite 250W	096-16A-083.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Charlotte, NC 28211	
(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, Wesley Harris, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred A. Schiltz and wife, Phyllis W. Schiltz, 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. 86 on the Plan of Larchwood, Phase One A, Section Four, a Planned Unit Development of record in Book 6900, Page 843, as amended in Book 6200, Page 924, said Register's Office.

Said Lot No. 86 fronts 40.07 feet on the northeasterly side of Lakebrink Drive and runs back 178.31 feet on the northerly lot line and 138.74 feet on the southerly lot line to a line in the rear which measures 56.36 feet thereon.

Being the same property conveyed to Wesley Harris, by Warranty Deed dated November 15, 1999, from Patricia Ann Howell-Hurd and husband Paul D. Hurd, of record in Book 11745, Page 128, Register's Office for Davidson County, Tennessee.

Eileen Harris, joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 209 Lake Brink Drive, Nashville, TN 37214

(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.

Davidson County DEEDWARR
Recvd: 11/30/06 13:34 2 pgs
Fees:13.00 Taxes:462.29

20061130-0147925

Witness my hand this 21st day of November, 2006.

Wesley Harris

Wesley Harris

Eileen Harris

Eilcen 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 Wesley Harris and Eileen 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 21st day of November, 2006.

Commission expires: _____

Notary Public

Victor Hazelwood
Notary Public
My Comm. Exp.
03/20/2010
State of:
TENNESSEE
Davidson County