Davidson County DEEDWARR
Recvd: 12/21/06 10:25 2 pgs
Fees:13.00 Taxes:517.63
20061221-0157231

File No. 261101305

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 13
126716

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ary C. Harris III	Ary C. Harris III SunTrust Mortgage, Inc	
(NAME)	(NAME)	
2823 Blue Brick Drive	1001 Semmes Av Mail Code MTG 1833	MAP/PARCEL 09606001800
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Charles C. Willis and wife, Patsy B. Willis**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ary C. Harris III***, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* Unmarried

Being Lot No. 15 on the Plan of Clover Bottom Subdivision, Section I, as of record in Plat Book 1424, Page 50, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot no. 15 fronts 92 feet on the southwesterly side of Blue Brick Drive and runs back 180.8 feet on the northeasterly line and 173.5 feet on the southwesterly line to the right of way of the Tennessee Central Railway measuring 91 feet thereon.

Being the same property conveyed to Charles C. Willis and wife, Patsy B. Willis by deed from Warren Farren and wife, Patricia M. Farren of record in Deed Book 4843, page 709 and filed for record on August 15, 1974, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2823 Blue Brick 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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my/our hands this 15th day of December, 2006.

Charles C. Willis

Patsy B. Willis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles C. Willis and wife, Patsy B. Willis, 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 MT JULIET, Tennessee, this 12/15/2006.

My Commission Expires:

Notary Public

Notary Public
My Comm. Exp
07/25/09
State Of
TENNESSEE
Davidson County

File Number: 261101305
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122