WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/07 10:58 2 pgs
Fees:13.00 Taxes:1065.60

20070515-0058066

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Sharon L. Rivas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2007.

Lauren M Ricks
Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

Lauren M Ricks STATE OF TN NOTARY PUBLIC Williamson County

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Harris	CTX Mortgage Company	155080C03800C0
(NAME)	(NAME)	
6632 Autumnwood Dive	7123 Crossroads Blvd., Suite D	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070796

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, **I, Melissa Kay Abner***, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jerry Harris and Nancy Harris, husband and wife**, 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. :

*unmarried

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 6632 Autumnwood Drive, Nashville, TN 37221

(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 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 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 14th day of May, 2007.

Melissa Kay Abner

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Melissa Kay Abner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Melissa Kay Abner executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2007 at Pleasant View, Tennessee.

Commission expires: 2-23-08

MARY ANNE HARGRAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Poplar Creek Estates, Phase Two, of record in Plat Book 6900, page 339-347, as amended in Book 7900, pages 888 and 889, by Amendment and Change of Survey Monumentation, said Register's Office.

Said Lot No. 38 fronts 74 feet on the Easterly margin of Autumnwood Drive and extends back between parallel lines 120.0 feet to a dead line in the rear measuring 74 feet thereon.

BEING all of the same property conveyed to Melissa Kay Abner by Quitclaim Deed from Daniel Keith Abner dated September 7, 2005 and filed of record in Book 20050920-0112594, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Book 6474, Page 346, Book 6486, page 587, Book 6662, page 433, Book 6804, page 536, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33 and restated restrictions in Book 9472, page 824, said Register's Office, and to all matters as set out on the aforesaid plats.

MA