This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **3268**

Davidson County DEEDWARR
Recvd: 08/07/07 10:33 2 pgs
Fees:13.00 Taxes:581.64
20070807-0094074

WARRANTY DEED

THIS INDENTURE, made and entered into this **July 20, 2007** ,by and between **BB Doubleday Jr., married**, parties of the first part, and **Kristina Harper, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of , State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 897 ON THE PLAN OF HERMITAGE HILLS, SECTION 8, AS OF RECORD IN BOOK 3600, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 897 FRONTS 115.0 FEET ON THE SOUTHWESTERLY MARGIN OF BONNAFIELD DRIVE AND RUNS BACK BETWEEN LINES 143.7 FEET ON THE SOUTHERLY SIDE AND 195.0 FEET ON THE NORTHWESTERLY SIDE TO A LINE IN THE REAR MEASURING 85.2 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO KRISTINA HARPER, AN UNMARRIED WOMAN BY WARRANTY DEED FROM BB DOUBLEDAY JR. RECORDED ON THE XXXXXXXXX DAY OF JULY, 2007 IN INSTRUMENT NO. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**legal description continued on next page

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

The herein described property is not Homestead property as defined by Tennessee Statute.

Parcel ID # **075-05-0-065.00, 07505006500**

☒ Improved OR

☐ Unimproved property located at: **164 Bonnafield Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

BB Doubleday, Jr.

STATE OF **Tennessee**

COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **BB Doubleday, Jr.,** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 20th day of July, 2007.

Brenda B. Lehman
Notary Public

My Commission Expires: 3/12/2011

BRENDA B. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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Owner's Name: **Kristina Harper**

and Address: **164 Bonnafield Drive, Hermitage, TN 37076**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Countrywide Home Loans
3011 Armory Drive Suite 120
Nashville, TN 37204

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$157,200.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristina Harper
Affiant

Subscribed and sworn to before me this **7/20/2007.**

Brenda B. Lehman
Notary Public

My Commission Expires: 3/12/2011

BRENDA B. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**cont. legal desc
Being the same property conveyed to B.B. Doubleday, JR. by Warranty Deed from Peggy D. Mathis, Administrator of the Estate of Donna Carole M. Cage, recorded on the 1st day of December, 2003 in Instrument # 20031201-0172398, in the Register's Office of Davidson County.