File Box 24 B

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Erin Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: November 24, 2007.
(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Harris	Erin Harris	MAP 133-15-0, PARCEL 83.00
(NAME)	(NAME)	
536 Paragon Mills Road	536 Paragon Mills Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 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, **Lisa N. Henderson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin Harris**, 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 located n the Sixth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northerly right-of-way of Paragon Mills Road, said iron pin being a southeasterly corner of A. L. Westbrook, II property of record in Book 9223, page 320, said Register's Office and being 293.5 feet northeasterly from the easterly right-of-way of Nolensville Road; thence with the easterly boundary of said Westbrook property N 41 deg. 23' 25" W, 180.62 feet to a concrete monument in the southerly boundary of Donald K. Holman, et ux, property of record in deed Book 4449, page 325, said Register's Office; thence with said boundary of Holman property N 49 deg. 14' 33" E, 160.64 feet to an iron pin in a westerly boundary of Paragon Hills Subdivision of record in Plat Book 300, page 100, said Register's Office; thence with the westerly boundary of a 20 foot alley S 41 deg.. 10' 16" E, 200.39 feet to a P.K. Spike in the northerly right-of-way of Paragon Mills Road; thence with said road right-of-way of Paragon Mills Road as follows: S 50 deg. 57' 00" W, 50.00 feet to an iron pin; N 41 deg. 10' 16" W, 15.01 feet to an iron pin; S 50 deg. 57' 00" W, 110.00 feet to the point of beginning. Containing 0.691 acres, more or less.

Being the same property conveyed to Lisa N. Henderson, unmarried, by deed from Marcia A. Montgomery, M.D., unmarried, dated 5/7/99 of record in Book 11478, page 352, Register's Office for Davidson County, Tennessee.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2007 taxes, prorated and assumed by the Grantees; easements of record in Book 3767, page 5, Book 3799, page 655, and Book 3900, page 786; Subject to Deed and temporary construction easement granted to Metropolitan Government of Nashville, Davidson County, Tennessee, as set out in Book 7350, page 377, said Register's Office; any and all easements, restrictive covenants, zoning and to the rights and claims of parties in possession.

unimproved ☐

This is improved ☒ property, known as 536 Paragon Mills Road, 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.

Davidson County DEEDWARR
Recvd: 09/20/07 13:21 2 pgs
Fees:13.00 Taxes:1480.00
20070920-0112667

Witness my hand this 18th day of September, 2007.

Lisa N. Henderson

Robert P. Harrington

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Lisa N. Henderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath she is the bargainors, and who executed the within instrument for the purposes therein contained.

and Robert P Harrington

Witness my hand and official seal at ~~Brentwood~~ Nashville, Tennessee this 18th day of September, 2007.

Commission expires: November 24, 2007

Ann B. Waddell Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTE: Robert P. Harrington, spouse of Linsa N. Henderson, joins in this conveyance to convey any and all interest he may have in said property.