File No. 280700849

WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2008.

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Sidwell, Barrett & Welch, P.C
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 08/19/08 10:52 2 pgs
Fees:13.00 Taxes:499.50
20080819-0085147

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Coy	Dover Mortgage Company	52 07 12.00
(NAME)	(NAME)	
923 Neely's Bend Road	711 E. Morehead Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Charlotte, NC 28202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Gregory Eugene Harris, Bradford Gene Harris, Ted Michael Harris, Julie Annette Harris Birdwell and Jeffrey Harris, The Only Heirs At Law of Eugene Harris, Deceased**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **John R. Coy and wife, Jamie R. Coy**, 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 Two (2) in Block "B" on the Unrecorded plan of Homeacres, as subdivided by Blanchard & Parrish, Surveyors. SAID Lot No. 2 in Block "B" fronts 100 feet on Neeley's Bend Road, its West line measures 275 feet, its rear or South line measures 100 feet, and its East line measures 275 feet.

BEING the same property conveyed to Eugene Harris and wife, Phyllis Harris by Installment Deed dated September 14, 1946, from The Layman Foundation, a corporation, of record in Book 1415, page 80, Register's Office for Davidson County, Tennessee. The said Phyllis Harris having predeceased Eugene Harris, whom has since died intestate, July 18, 2005, leaving his only heirs at law as Gregory Eugene Harris, Bradford Gene Harris, Ted Michael Harris, Julie Annette Harris Birdwell, and Jeffrey Harris. Affidavit of heirship filed in inst # 20080819008514 6

This conveyance is made subject to the following: Restrictive Covenants of record in Book 1415, Page 80, Register's office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants 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 923 Neely's Bend Road, Madison, TN 37115
(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.

Witness my/our hands this 15th day of August, 2008.

Julie Annette Harris-Bridwell

Julie Annette Harris-Bridwell

Jeffrey Harris

Jeffrey Harris

Bradford Gene Harris

By: Gregory Eugene Harris, Atty. inFact

Gregory Eugene Harris

Ted Michael Harris

Ted Michael 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 Gregory Eugene Harris and Ted Michael Harris and Julie Annette Harris-Bridwell and Jeffrey Harris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

On this 15th day of August, 2008, before me personally appeared Gregory Eugene Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Bradford Gene Harris, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf.

Witness my hand at office this 15th day of August, 2008.

Commission expires:

D. Annette Maples

Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

Notice and Waiver must be executed.

Lien Affidavit to be executed.

File Number: 280700849

RETURN TO:

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Goodlettsville, TN 37072