Davidson County DEEDWARR
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Fees:13.00 Taxes:471.75

20081021-0105633

File No. 280900563

WARRANTY DEED

NATALIE A. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,100.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/22/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Eyer	New Owner	149020B06000
(NAME)	(NAME)	
709 Knights Bridge Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, We, **Lewis A. Harkness and wife Kimberly Harkness**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ronald E. Eyer and Nicole S. Eyer, husband and wife**, hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 135 on the Plan of Piccadilly Square, Phase II, as of record in Plat Book 6250, Pages 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lewis A. Harkness by Deed dated August 31, 998 from David A. Cornell and Anna Skoczylas of record in Deed Book 11108, page 240, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 6250, Pages 92, 93 and 94, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6236, Page 684; amended in Book 6295, Pages 506, 520 and 534; Book 6306, Page 833; Book 6355, Page 322; Book 6495, Page 100, 107 and 114, Register's Office of said County.

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 709 Knights Bridge Way, Antioch, TN 37013
(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), Their 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), 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.

Lewis A. Harkness

Kimberly Harkness

STATE OF TENNESSEE

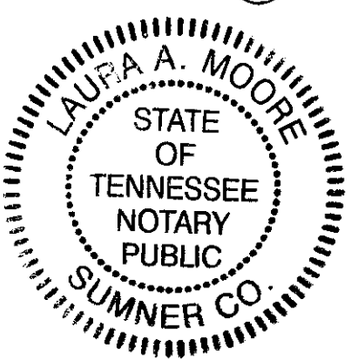
COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lewis A. Harkness and Kimberly Harkness 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.

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

Commission expires: April 7 2009

Notary Public



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

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212