WARRANTY DEED

File #090917

BILL GARRETT, Davidson County
Trans: T20090071270 DEEDWARR
Recvd: 10/20/09 11:53 2 pgs
Fees: 13.00 Taxes: 455.10

20091020-0096861

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY of October, 2009.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 22, 2010

(AFFIX SEAL)

EUGENE HAFFNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Robertson	NEW OWNER	108-12-0-B-232.00-CO
(NAME)	(NAME)	
3441 Harbor Hill Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I/WE, **Bruce Karcher, Jr., unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monica Robertson,** 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:

Being Lot No. 27, on the plan of SECTION TWO, HARBORVIEW, as the same appears of record in Plat Book 9700, Page 708, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Bruce Karcher, Jr., unmarried by deed from Phil Beck, an unmarried individual, dated 10/16/07, of record in Instrument No. 20071025-0126122, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 9700, Page 708, said Register's Office.; Restrictive Covenants as of record in Book 10125, Page 494, amended in Book 10344, Page 233, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3441 Harbor Hill Place, Nashville,TN,37214

(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 our hands this 2nd day of October, 2009.

Bruce Karcher, Jr.

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Bruce Karcher, Jr., unmarried with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 2nd day of October, 2009.

Commission expires:

Vanessa E Allen

Notary Public

7-18-2010

Rutherford County
Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130