29-1-432

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: March 20, 2010.

(AFFIX SEAL)

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires October 28, 2012

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul C. Hendricks Jr.	Wells Fargo Bank, NA	09512006800
(NAME) 2626 Emery Drive	(NAME) 121 Suburban Rd. 1st Flr.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Knoxville. TN 37923	
(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, Kenneth W. Harris and wife, Barbara J. Harris, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul C. Hendricks Jr. Unmarried, 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 No. 30 on the Plan of Meadowview acres, as of record in Plat Book 2133, Page 50, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kenneth W. Harris and wife, Barbara J. Harris, by deed of record in Instrument No. 20041001-0118819, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Barbara J. Harris by Kenneth W. Harris as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20091130-0109220, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2626 Emery Drive, 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.

BILL GARRETT, Davidson County
Trans:T20090080609 DEEDWARR
Recvd: 11/30/09 13:02 2 pgs
Fees:13.00 Taxes:416.25
20091130-0109221

Witness our hands this 25th day of November, 2009.

Kenneth W. Harris

Barbara J. Harris By Kenneth W. Harris attorney in fact
By: Kenneth W. Harris Attorney in Fact

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 Kenneth W. Harris, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN this the 25th day of November, 2009.

Beth Triplett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11/25/09 before me personally appeared Kenneth W. Harri, the person who executed the foregoing instrument on behalf of Barbara J. Harris, and acknowledged that he executed the same as the free act and deed of the said Barbara J. Harris, through Power of Attorney granted him by the said Barbara J. Harris.

Witness my hand and official seal at Franklin, Tennessee this 25th day of November, 2009.

Commission expires: March 20, 2010

Beth Triplett Notary Public

Beth Triplett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County