WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,350.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 20, 2010.
(AFFIX SEAL)

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

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ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Harris	Kenneth Harris	09512009000
(NAME)	(NAME)	
2539 Lakeland Dr.	2539 Lakeland Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, WE, Bobbie G. Null and Doris A. Null, Trustees, respectively, and their successors in trust, for the benefit and of Bobbie G. Null and Doris A. Null, tenants in common under the terms of The Null Family Revocable and Living Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Harris and wife, Barbara 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:

Being Lot No. 45 on the Plan of Lakeland, as of record in Book 2133, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 is described as beginning at a point on the southerly margin of Lakeland Drive, at the common corner of said lot and of Parcel A. shown on said plan; thence with the line between Lot No. 45 and Parcel A, southwardly 331.6 feet to a point; thence eastwardly 84 feet to a concrete monument and continuing eastwardly 81.2 feet to the westerly margin of a 50-foot unnamed street; thence with the margin of the same, northwardly 265 feet to the beginning of a curve; thence along said curve, northwestwardly 36.3 feet to the southerly margin of Lakeland Drive; thence with the margin of the same, westwardly 101.4 feet to the beginning.

Being the same property conveyed to Bobbie G. Null and Doris A. Null, Trustees, respectively, and their successors in trust, for the benefit of Bobbie G. Null and Doris A. Null, tenants in common under the terms of The Null Family Revocable Living Trust, by deed of record in Instrument No. 20000316-0027031, 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 2539 Lakeland Dr., 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:T20090080905 DEEDWARR
Recvd: 12/01/09 09:18 2 pgs
Fees:13.00 Taxes:600.70
20091201-0109641

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

Bobbie G. Null and Doris A. Null, Trustees, respectively, and their successors in trust, for the benefit of Bobbie G. Null and Doris A. Null, tenants in common under the terms of The Null Family Revocable Living Trust

By: Doris A. Null, Co-Trustee
Doris A. Null, Trustee

Bobbie G. Null and Doris A. Null, Trustees, respectively, and their successors in trust, for the benefit of Bobbie G. Null and Doris A. Null, tenants in common under the terms of The Null Family Revocable Living Trust

By: Bobbie G. Null, Trustee
Bobbie G. Null , Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bobbie G. Null and Doris A. Null with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of Bobbie G. Null and Doris A. Null, Trustees, respectively, and their successors in trust, for the benefit of Bobbie G. Null and Doris A. Null, tenants in common under the terms of The Null Family Revocable Living Trust and that as such Trustees, executed the foregoing instrument for the purposes therein contained.

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

Commission expires: March 20, 2010

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

Beth Triplett Notary Public

After Recording Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067