| Davidson County | DEEDWARR |
|---|---|
| Recvd: 04/09/10 12:30 | 2 pgs |
| Fees:13.00 Taxes:296.00 | |
| **20100409-0026928** | |

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$80,000.00 Frank Harris
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF April, 2010
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-7-2011
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Frank Harris<br>Janette Harris<br>237 Bonnacroft Drive<br>Hermitage, TN 37076 | Same | Map 0 75 0 90<br>Parcel 137.00 |

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,

Dan Heichelbech

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Frank Harris and wife, Janette 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:

Land in Davidson County, Tennessee, being Lot Number 148, on the Plan of Hermitage Hills, as shown on plat of record in Plat Book 2900, page 48 and 49, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dan Heichelbech, by deed from Shellie Wallace, as Successor Trustee, dated March 23, 2010, of record in Instrument No. 20100323-0021734 Register's Office for Davidson County, TN.

Investment property only and has never been the residence of the grantor at any time.

James Billings Jr. joins in this conveyance to convey and quitclaim to grantee any interest which he may have by operation of law or otherwise.

This conveyance is made subject to the following:
1) 2010 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 237 Bonnacroft Drive, Hermitage, TN 37076
(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 hand(s) this 9th day of April, 2010.

Dan Heichelbech

James Billings Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dan Heichelbech, and James Billings Jr., with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2010.

NOTARY PUBLIC

My Commission Expires: 3.7.2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 4.9.10.

Notary Public James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027