File No. 210040224

WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00

Janice Colbin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2010.

Caroline Chappell
Notary Public

MY COMMISSION EXPIRES: 8-23-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd Taylor Harris, Jr.	Bank of America, NA	11809015500
(NAME)	(NAME)	
2900 Snowden Road	PO Box 535318	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Atlanta, GA 30353-5318	
(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, **I, Amy Burton, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Lloyd Taylor Harris, Jr. and Catherine J. Harris, 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:

Land in Davidson County, Tennessee, being all of Lot No. 44, on the Map of Sutton Hill Section of Marengo Park, of record in Plat Book 974, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to AMY BURTON by deed from BLYTHE BOND SANDERS, III AND WIFE, MELISSA L. SANDERS of record in Instrument 200609010108252 on 08/25/2006 and filed for record on 09/01/2006, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 974, Page 67, said Register's Office.

Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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 2900 Snowden Road, Nashville, TN 37204
(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.

BILL GARRETT, Davidson County
Trans:T20100028134 DEEDWARR
Recvd: 05/11/10 08:48 2 pgs
Fees:13.00 Taxes:1320.90

20100511-0035973

Witness my/our hands this 5th day of May, 2010.

Amy Burton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Amy Burton, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 5th day of May, 2010.

Commission expires:

11/10/13

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC K. THOMAS SIDWELL WILLIAMSON COUNTY

File Number: 210040224

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027