BILL GARRETT, Davidson County
Trans:T20100039260 DEEDWARR
Recvd: 06/28/10 14:25 2 pgs
Fees:13.00 Taxes:543.90

20100628-0050321

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $147,000.00

Affiant

Subscribed and Sworn to before me, this 24th day of June, 2010.

Notary Public

My commission expires:
5/6/2013

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Amy Ward 1405 Hunters Branch Road Antioch, TN 37013	NEW OWNER	172080A15800CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Leonard J. Harris and wife Joanna G. Harris,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Amy Ward**, 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 Lot No. 158 on the Plan of Section Two-C, Hunter's Branch, of record in Book 6900, page 582, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leonard J. Harris and wife, Joanna G. Harris by deed from Phillip Lisenba and wife, Beth Lisenba of record in Instrument No. 20071030-0127879, Register's Office for Davidson County, Tennessee.

Taxes for the year 2010 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6900, Page 582, said Register's Office.

This is (x) improved ( ) unimproved property known as 1405 Hunters Branch Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 24th day of June, 2010.

Leonard J. Harris by Earl F Anderson Attorney in fact

Leonard J. Harris

Joanna G. Harris by Earl F Anderson Attorney in fact

Joanna G. Harris

By Samuel F. Anderson, by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On June 24, 2010, before me personally appeared Samuel F. Anderson. to me known to be the person who executed the foregoing instrument in behalf of Leonard J. Harris and Joanna G. Harris and acknowledged that he executed same as the free act and deed of said Leonard J. Harris and Joanna G. Harris for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2010.

Notary Public

My Commission Expires: 3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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