WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20110006823 DEEDWARR
Recvd: 02/02/11 14:11 2 pgs
Fees:13.00 Taxes:795.50
20110202-0009413

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2011.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.

Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste. 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
General Bates Limited Liability Company	New Owner	
(NAME)	(NAME)	118-6-38
650 Wedgewood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **BARBARA HARRIS, UNMARRIED, AS TO AN UNDIVIDED 3/4 INTEREST AND THOMAS B. HARRIS, JR., MARRIED, HEIR AT LAW OF THOMAS B. HARRIS, SR., AS TO AN UNDIVIDED 1/4 INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GENERAL BATES LIMITED LIABILITY COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the 7th, formerly the 10th, Civil District of Davidson County, Tennessee, being part of the southerly one-half of Lot No. 21 on the Map and survey showing the subdivision of a part of the Vaulx Property, not of record, described according to a survey made by Earle Drake, County Surveyor for said County, dated July 1, 1921, as follows:

Beginning on the northerly margin of Gale Avenue at a point 533.7 feet westerly of the westerly margin of Alban Avenue, being the southwest corner of the property conveyed to D. J. McDaniel, Jr., by deed of record in Book 3376, page 324, Register's Office for said County; northerly 240.5 feet to a point half-way between Gale Avenue and Midway Avenue, being the northwest corner of the property conveyed to D. J. McDaniel, Jr., by deed of record in Book 3376, page 324, Register's Office for said County; thence westerly 111 feet to the line between lots nos. 20 and 21 at a point one-half way between Gale Avenue and Midway Avenue; thence southerly 235.15 feet, more or less, to a point on the northerly margin of Gale Avenue 950.07 easterly from the easterly margin of Craig Avenue; thence with the northerly margin of said Gale Avenue, easterly 111 feet to the point of beginning.

Being the same property conveyed to OWEN HARRIS, JR. AND WIFE, PRISCILLA HARRIS AND THOMAS B. HARRIS AND WIFE, BARBARA HARRIS, by deed from JAMES SMILEY AND WIFE, LILLIAN SMILEY, of record in Book 4187, page 799, dated October 28, 1967, said Register's Office. The said Owen Harris, Jr. died on or about June 21, 1996. Being the same property conveyed to PRISCILLA HARRIS AND BARBARA HARRIS, by Quitclaim Deed from THOMAS B. HARRIS AND WIFE, BARBARA HARRIS, of record in Book 11102, page 864, dated August 19, 1998, said Register's Office. Being the same property conveyed to THOMAS B. HARRIS AND WIFE, BARBARA HARRIS AND PRISCILLA HARRIS, by Quitclaim Deed from THOMAS B. HARRIS AND WIFE, BARBARA HARRIS, of record in Book 11205, page 192, dated August 19, 1998, said Register's Office. The said Priscilla Harris died on or about January 11, 2010. Thomas B. Harris, Sr. was her sole Heir at Law. The said Thomas B. Harris, Sr. died on or about June 10, 2010. Thomas B. Harris, Jr. is the Heir at Law of Thomas B. Harris, Sr. as evidenced by Affidavit's of Heirship of record as Instrument Nos. 20110202000940 8, 20110202000940 9, 20110202000941 0, 20110202000941 1, 20110202000941 2, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of Thomas B. Harris, Jr. or his spouse.

unimproved ☐

This is improved ☒ property, known as 914 Gale Lane, 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 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 our hands this 31st day of January, 2011.

Barbara Harris

Barbara Harris

Thomas B. Harris, Jr.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Harris, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 31st day of January, 2011.

Commission expires: 9.2.2013

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas B. Harris, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 31st day of January, 2011.

Commission expires: 01/05/15

Notary Public

FRAN HAWORTH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY