WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110037479 DEEDWARR
Recvd: 06/22/11 14:34 2 pgs
Fees:13.00 Taxes:703.00
20110622-0047999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-19-14
(AFFIX SEAL)

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires January 19, 2014

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert G. Harris	Robert G. Harris	103-16-B 30.00 CO
(NAME)	(NAME)	
4215 Harding Pike Unit 307	4215 Harding Pike Unit 307	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, I, **Jennifer Pennington (f/k/a Jennifer J. Debolt), married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert G. Harris and wife, Jean M. 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:

A certain condominium in Davidson County, Tennessee, being Unit No. 307 as shown on the Plat of Windsor Tower of record in Book 5200, page 71, Register's Office for said County, together with an undivided .503% interest in common elements of 4215 Harding Road Homeowners' Association as described in Book 5313, page 338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer J. Debolt, unmarried, by Warranty Deed from Charles A. Ritzen, dated March 28, 2006, of record in Instrument No. 20060331-0036512, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5200, page 71; Master Deed of record in Book 5313, page 338; Charter of record in Book 5256, page 683; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4215 Harding Pike Unit 307, Nashville, TN 37205
(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.

Jeff Pennington joins in this conveyance to convey any marital interest he has in said real estate by virtue of his marriage to Grantor.

Witness my hand this 20th day of June, 2011.

Jennifer Pennington

Jeff Pennington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jennifer Pennington and Jeff Pennington, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of June, 2011.

Notary Public

My Commission Expires: 1-19-14

