03

Realty Title

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
**W. AARON FORTNER, ATTORNEY AT LAW**
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120016215 DEEDWARR
Recvd: 03/05/12 15:12 2 pgs
Fees:13.00 Taxes:540.20
20120305-0019292

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Jenny R. Harris, Elizabeth L Harris, and Scott B. Harris<br>1241 Ardee Ave.<br>Nashville, TN 37216 | Regions Bank dba Regions Mtg.<br>2050 PARKWAY OFFICE CIRCLE<br>BIRMINGHAM, AL 35244 | 61-16-190 |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DALE I. BALES**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JENNY R. HARRIS and ELIZABETH L HARRIS and husband, SCOTT B. HARRIS**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 46 of Block "C" on the map of the re-subdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 46 fronts 50 feet on the northerly side of Ardee Avenue and runs back 299.7 feet on the westerly line and 302.2 on the easterly line to a dead line, measuring 50 feet thereon, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Dale I. Bales by deed from Kudzu Real Estate, Inc. at Instrument No. 20101012-0081662, filed on 10-12-10, said Register's Office. Note that this is not and never was never the residence of the Grantor here in or his spouse.

This is improved property known as **1241 Ardee Ave., Nashville, Tennessee 37216** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 this **29th** day of **February, 2012**:

Dale I. Bales

**Dale I. Bales**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DALE I. BALES**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 29th day of February, 2012:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $146,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF FEBRUARY, 2012:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON