BILL GARRETT, Davidson County
Trans:T20130064411 DEEDWARR
Recvd: 07/29/13 10:38 3 pgs
Fees:18.00 Taxes:314.50
20130729-0078398

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Aisha Hall
Affiant

PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 26th day of July, 2013.

Paige B. Mayercik
Notary Public
My commission expires: 11-22-2014

04-1307-54796

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Robert Frey | Robert Frey | 017-00-0-050.00 |
| 1847 Union Hill Road | P.O. Box 738 | |
| Goodlettsville TN 37072 | Goodlettsville, TN 37070 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Fred Howard Harris, a single man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert Frey, single man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land located in the Tenth (10th) Civil District of Davidson County, Tennessee, being Tract 3 on the Map of J. H. Harris Land at Union Hill, as described according to a loan survey made by T. R. Sanford, Surveyor, dated September 16, 1960, as follows:

Beginning at a point in the southerly margin of Union Hill Road, the common corner of Tracts 2 and 3; thence south 23° east along the line between said tracts, 780 feet to a point in the northerly margin of the Luster Property; thence along Luster's northerly margin, south 62 1/2° west 292 feet to an old corner; thence north 12° west along an old fence, and along the line between Tracts 3 and 4, 685 feet to a point in the southerly margin of Union Hill Road; thence along said margin of said road, north 45 1/2° east 231 feet to the point of beginning.

Being the same property conveyed to Fred Howard Harris and wife, Edna Earl Harris by deed from J. H. Harris and wife, Mattie Harris, dated February 18, 1944, recorded March 11, 1944, of record in Book 1290, Page 114, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1847 Union Hill Road, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of July, 2013.

Fred Howard Harris by Kenneth Harris, AIF
Fred Howard Harris
By: Kenneth Harris, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kenneth Harris with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Fred Howard Harris and that he is authorized by Fred Howard Harris to execute this instrument on his behalf.

Witness my hand in Smyrna, Tennessee, this 26th day of July, 2013.

Paige B. Mayercik
Notary Public

My Commission expires: 11-22-2014

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

# AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney recorded of record in Book *_____. Page _____, Register's Office for Davidson County, Tennessee. *Instrument No. ~~2012061~~ 20120614-0051944

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no actual knowledge or notice of any termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Kenneth Harris

Kenneth Harris

State of Tennessee.
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Harris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of July, 2013.

Paige B. Mayerick

Notary Public

My Commission Expires: 11-22-2014

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD