BILL GARRETT, Davidson County
Trans:T20130107443 DEEDWARR
Recvd: 12/27/13 14:53 2 pgs
Fees:13.00 Taxes:555.00
20131227-0130448

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Kimberly Harrison
5526 S New Hope Road
Hermitage, TN 37076

**SEND TAX BILL TO:**
Churchill Mtg. Corp.
761 Old Hickory Blvd., Ste. 400
Brentwood, TN 37027

**MAP 110**
**GROUP**
**PARCEL 003.02**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **James W. Davis and wife, Gloria Ruth Davis,** has this day bargained and sold, and does hereby transfer and convey unto **Kimberly D. Harrison, married,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**Certain real estate in Davidson County, Tennessee, being more particularly described as follows:**

**Beginning in the center of New Hope Road at the northeast corner of the property conveyed to P.M. Castleman and wife, by deed from Mrs. Ola Hurt Phillips, of record in Book 1535, Page 395, Register's Office, Davidson County, Tennessee; thence with said Castleman's northern boundary line, north 81 degrees 10 minutes west 351 feet to said Castleman's northwest corner; thence north 5 degrees 10 minutes east 208 feet 4 inches; thence easterly 358 feet 6 inches to the center of New Hope Road; thence with the center of the same, south 5 degrees 35 minutes west 177 feet 3 inches to the beginning.**

**Included in the above-described property but expressly excluded therefrom is the well located on the southwest portion of the above-described property, together with the water line leading from well to Ola Hurt Phillip's house and a ten (10) foot right of way to the well and said water line together with ingress and egress. Said reserved property also includes the ten (10) feet immediately adjacent and around said well, said ten (10) foot right of way is located where the water line is now located.**

**Being the same property conveyed to James W. Davis and wife, Gloria Ruth Davis by Warranty Deed from Edward Wayne McGuire and wife, Marilyn Diane McGuire, of record at Instrument No. 20040123-0009185, Register's Office for Davidson County, Tennessee, dated January 22, 2004 and recorded on January 23, 2004.**

**This is improved property known as 5526 S New Hope Road, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons

whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 2013 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**RULES AND REGULATIONS:** This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

**POSSESSION:** Possession to be given with delivery of deed.

**WITNESS MY HAND** on this the 13th day of December, 2013.

James W. Davis

**James W. Davis**

Gloria Ruth Davis

**Gloria Ruth Davis**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James W. Davis and Gloria Ruth Davis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of December, 2013.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires

My Commission Expires: JAN 0 4 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

Kimberly Harrison

AFFIANT

Subscribed and sworn to before me this the 13th day of December, 2013.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

My Commission Expires: JAN 0 4 2014