WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140039681 DEEDWARR
Recvd: 06/05/14 12:13 2 pgs
Fees:13.00 Taxes:370.00

20140605-0048990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

PAUL F. SOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Asset Management, LLC	Same as new owner	030-00-0-079.01
(NAME)	(NAME)	
5860 Eatons Creek Rd.		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JERRY HARRIS, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ASSET MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 14th Civil District of Davidson County, Tennessee, described partly according to a survey made by Lewis D. Justice, Surveyor, dated May 7, 1948, as follows:

Beginning at a stake in the southerly margin of State Highway No. 112 at a point North 53 degrees 46' West 422 feet from a spike in the centerline of Old Hickory Boulevard; thence leaving said Pike, South 36 degrees 14' west 503 feet to a stake; thence South 87 degrees 45' East 180 feet more or less, to a point; thence North 36 degrees 14' East 400 feet more or less to a point in the southwesterly margin of State Highway No. 112; thence with the margin of the same, North 53 degrees 46' West 150 feet to the beginning.

Being the same property conveyed to JAMES E. HARRIS AND JERRY HARRIS, by deed from LOUISE B. GRIFFITH PEELER, of record in Book 11590, page 933, dated July 21, 1999, said Register's Office. Being further conveyed to JERRY HARRIS, by Quitclaim Deed from JAMES E. HARRIS, of record in Instrument No. 20050804-0091564, dated July 13, 2005, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien, but not yet due and payable; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5511 Clarksville Pike, Joelton, TN 37080

(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 16th day of May, 2014.

Jerry Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at _____, this 16th day of May, 2014.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 6/20/14