BILL GARRETT, Davidson County
Trans:T20140053156 DEEDWARR
Recvd: 07/23/14 10:46 2 pgs
Fees:13.00 Taxes:317.83
20140723-0065348

This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L#K93-2

ADDRESS NEW OWNER:
Milton Harmon
300 West Monticello Avenue
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
~~Owner~~ Regions Bank
2050 Parkway Office
Birmingham AL 35244

MAP **03409004500**
GROUP
PARCEL

MORTGAGEE:
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monty R. Tester and wife, Elizabeth Tester** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Milton Harmon and wife, Margaret Harmon**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 2, Gateway Subdivision, Section 1, of record in Plat Book 3300, Page 39 & 40, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Monty R. Tester ~~by~~ unmarried deed from Kenneth T. Dixon and wife, Lisa Dixon dated April 7, 1994, of record in Book 9312, Page 648, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Monty R. Tester by virtue of a written Power of Attorney of record in Instrument No. 20140723-0065347, Register's Office for Davidson County, Tennessee.

This is improved property known as 300 West Monticello Avenue, Goodlettsville, Tennessee 37072. Possession is to be given on July 15, 2014.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 15th day of July, 2014.

Monty R Tester by Elizabeth Tester Attorney-in-fact

Monty R. Tester, by Elizabeth Tester, Attorney-in-Fact

Elizabeth Tester

STATE OF TENNESSEE

COUNTY OF WILSON

On this 15th day of July, 2014, before me personally appeared **Elizabeth Tester** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Monty R. Tester** as his attorney in fact, pursuant to the power of attorney recorded in Instrument No. 20140723-0065347, Register's Office, Davidson County, Tennessee, and acknowledged that she executed the same as the free act and deed of Monty R. Tester as his attorney in fact.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

WITNESS my hand and official seal at office this 15th day of July, 2014.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

* * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$85,900.00**.

AFFIANT

Subscribed and sworn to before me on this 15th day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 3-2018

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY