WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140056484 DEEDWARR
Recvd: 08/04/14 11:05 2 pgs
Fees: 13.00 Taxes: 462.50

20140804-0069553

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-3-15

(AFFIX SEAL)

BROOKE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

BROOKE SMITH NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian K. Harris	Wells Fargo	10808007400
(NAME)	(NAME)	
3304 Cedar Ridge Road	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Valeda S. Kittrell**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brian K. Harris, a single person**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 232, on the plan of Section 2, Larchwood, as shown on plat of record in Plan Book 6030, Page 899, said Register's Office,for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jerry W. Kittrell and wife, Valeda S. Kittrell by Warranty Deed dated from James M. Fischer, Jr. of record in Book 5965, Page 750, Register's Office for Davidson County, Tennessee. The said Jerry W. Kittrell having since deceased leaving Valeda S. Kittrell as sole owner.

This conveyance is subject to: (1) All matters as set forth per Book 5200, Page 57, Book 5200, Page 58, Book 5200, Page 59, Book 6030, Page 899; (2) Restrictive Covenants of record in Book 5479, Page 443; (3) Revised Restrictive Covenants of record in Book 5681, Page 532: (4) Revised Restrictive Covenants of record in Book 6011, Page 130, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3304 Cedar Ridge Road, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 31st day of July, 2014.

Valeda S. Kittrell

Valeda S. Kittrell

State of Tennessee
County of Wilson

Personally appeared before me Valeda S. Kittrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2014.

Tracey Trumphour

Notary Public Escrow Officer
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY