FOR OFFICIAL USE

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$221,500.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 13, 2014.**

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

BILL GARRETT, Davidson County
Trans:T20140060528 DEEDWARR
Recvd: 08/18/14 08:11 2 pgs
Fees:13.00 Taxes:819.55

20140818-0074271

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0362**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua V. Smith	AVENUE BANK	**072 03 0 088.00**
(NAME) **1327 McChesney Avenue**	(NAME) 3823 GLEGHORN AVE	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS) NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeffrey Harrison and wife, Kimberly Harrison,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua V. Smith, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 the westerly 59.8 feet of Lot No. 204 on the Plan of Inglewood Place, of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 204 fronts 59.8 feet on the northerly side of McChesney Avenue and runs back between parallel lines 205 to a dead line.

Being the same property conveyed to Jeffrey Harrison and wife, Kimberly Harrison by Warranty Deed from Lella Hagewood Warf, unmarried, recorded July 1, 2011 in Instrument Number 20110701-0050737, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1327 McChesney Avenue, Nashville, TN 37216**
(House Number) (Street) (City, State) (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,

IN WITNESS WHEREOF, this instrument has been executed on this the **13th** day of **August, 2014**.

Jeffrey Harrison

Kimberly Harrison

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jeffrey Harrison and Kimberly Harrison**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **13th** day of **August, 2014**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY