BILL GARRETT, Davidson County
Trans:T20140062326 DEEDWARR
Recvd: 08/22/14 10:44 2 pgs
Fees:13.00 Taxes:425.50
20140822-0076705

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Dale Cole, an unmarried man	Pinnacle Bank (NAME)	064120A22400CO
224 Harpers Mill Road (ADDRESS)	150 3rd Avenue South, Ste. 900 (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Amory Heather Becker now known as Amory Heather Harris and Paula Harris, joint tenancy with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jack Dale Cole, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 224 ON THE PLAN OF FOX RUN CONDOMINIUM APARTMENTS, SECTION ONE, OF RECORD IN BOOK 4860, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARTIN J. BECKER AND WIFE, AMORY H. BECKER BY WARRANTY DEED FROM CHARLES TAYLOR GREEN, JR. AND WIFE, AMELIA PERKINS GREEN OF RECORD IN BOOK 10640, PAGE 169, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY FURTHER CONVEYED TO AMORY H. BECKER BY QUITCLAIM DEED FROM MARTIN J. BECKER OF RECORD IN INSTRUMENT NO. 20000605-0056719, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO AMORY H. BECKER AND PAULA HARRIS, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP BY DEED FROM RICHARD A. NORTHCUTT, TRUSTEE, OF RECORD IN INSTRUMENT NO. 2001023-0105139. BEING THE SAME PROPERTY FURTHER AWARDED TO AMORY HEATHER BECKER BY FINAL DIVORCE DECREE OF RECORD IN INSTRUMENT NO. 20020613-0072085, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

AMORY HEATHER BECKER NOW KNOWN AS AMORY HEATHER HARRIS.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 224 Harpers Mill Court, Hermitage, TN 37076
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 20th day of August, 2014.

Amory Heather Becker now known as Amory Heather Harris

Paula Harris

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amory Heather Becker now known as Amory Heather Harris and Paula Harris, joint tenancy with right of survivorship, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of August, 2014.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072