Davidson County DEEDWARR
Recvd: 09/05/14 12:34 2 pgs
Fees:13.00 Taxes:236.80
20140905-0081498

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 6, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Betty S. Austin and Ryan M. Baxter, tenants in common with right of survivorship	Owner	052 01 0 036.00
(NAME)	(NAME)	
228 Harris Street	228 Harris Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Sixty-Four Thousand And No/100 Dollars ($64,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert Charles Harris and Susan Carol (Harris) Hutchins**,* hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Betty S. Austin and Ryan M. Baxter, tenants in common with right of survivorship**, 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:

(3)

* Heirs of Donald E. Harris

Being Lot No. 34 of Block "B" on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for said County.

Said Lot No. 34 fronts 50 feet more or less on the south side of Harris Street and runs back between lines, 165 feet on the east line and 168 feet on the west line, to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Donald E. Harris by Warranty Deed dated January 15, 1985 from Bobbie Ann Harris, and filed of record on April 3, 1985 in Book 7806, Page 314, Register's Office for Davidson County, Tennessee. The said Donald E. Harris having died October 12, 2013. Pursuant to Last Will and Testament Probate Case No. 13P-1804 filed November 21, 2013 in the Seventh Circuit Court for Davidson County, Tennessee, property vests to Robert Charles Harris and Susan Carol (Harris) Hutchins.

File Number: MTJ-140589

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 228 Harris Street, Madison, TN 37115

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, has 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 4th day of September, 2014.

Robert Charles Harris

Susan Carol (Harris) Hutchins

STATE OF Tennessee

County OF Wilson

I, Robbin Teasley, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Robert Charles Harris and Susan Carol (Harris) Hutchins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th of September, 2014.

Notary Public

My Commission Expires: September 9, 2014

(SEAL)

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. SEPT. 9, 2014

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 14, 2017