WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: May 23, 2016 7-6-15

(AFFIX SEAL)

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
1021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires July 6, 2015

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy Bermudez	Bobbie Harris	15003033000
(NAME)	(NAME)	
108 Newell Avenue	PO Box 6577	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Carol Stream, IL 60197	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140066937 DEEDWARR
Recvd: 09/09/14 09:29 2 pgs
Fees:13.00 Taxes:277.32
20140909-0082342

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, **Bobbie Harris, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Amy Bermudez and Andres E. Bermudez, Wife and Husband**, 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. 99B, on the Plan of Zone Lot Division Lots 95 thru 100, Chelsea of Priest Lake, Section Two-B, as shown on plat of record in Plan Book 6250, Page 786, Register's Office for Davidson County, Tennessee, reference to which is made for a more complete description.

Being the same property conveyed to Henry Corradino, married and Bobbi Oglesby, unmarried, Joint Tenants with the Right to Survivorship by Warranty Deed dated 10/17/1995 from Bobby Mathis and Sheila Mathis of record in Book 9833, Page 415, Register's Office for Davidson County, Tennessee. The said Henry Corradino having since died on January 29, 1997, the property is solely vested in Bobbi Oglesby. The said Bobbi Oglesby having since married on February 14, 1998 and is now known as Bobbie Harris.

This conveyance is subject to: 1. All matters as set forth per Book 6250, Page 786; 2. Deed of Conveyance Easement of record in Book 6932, Page 57; 3. Deed of Conveyance Easement of record in Book 6932, Page 93, said Register's Office.

The herein property is not or ever has been the marital residence of the Grantor.

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 2924 Sheana Way, Antioch, TN 37013
(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 5th day of September, 2014.

Bobbie Harris

State of Tennessee
County of Rutherford

Personally appeared before me Bobbie Harris, 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 5th day of September, 2014.

Notary Public ~~Carol M. Holmes~~ Sasha Knowles
My Commission Expires: ~~May 23, 2016~~ 7/11/17

SASHA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
My Commission Expires 07-11-2017

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129