	State of Tennessee County of Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00 Alice N. Warner SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 06 DAY OF OCT, 2014. Lori Buie Notary Public MY COMMISSION EXPIRES: 9/21/15

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
ALICE N. WARNER	New Owner	015-00-0/094.02
(NAME)	(NAME)	
2628 UNION HILL ROAD		
(ADDRESS)	(ADDRESS)	
JOELTON, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140076517 DEEDWARR
Recvd: 10/09/14 13:01 2 pgs
Fees:13.00 Taxes:455.10
20141009-0093778

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, MICHAEL W. HARRIS, AN UNMARRIED MAN, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALICE N. WARNER, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY J.C. CARNEY, SURVEYOR, DATED APRIL 6, 1960, AND FURTHER DESCRIBED ACCORDING TO A SURVEY BY SOUTHERN LAND AND ASSOCIATES, INC., FEBRUARY 22, 1977, AS FOLLOWS:

BEGINNING AT THE POINT IN UNION HILL ROAD, S 15 DEGREES 30 MINUTES W, 632.5 FEET FROM THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO O.B. GOODWIN AND WIFE, BY DEED FROM S.H. GOODWIN AND WIFE, OF RECORD IN BOOK 1755, PAGE 491, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE: THENCE NORTHWESTWARDLY 370 FEET; THENCE N 47 DEGREES E 105.5 FEET; THENCE SOUTHWESTWARDLY 317 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL W. HARRIS, A SINGLE MAN, BY WARRANTY DEED FROM TIFFANY RAINES BRUCE AND HUSBAND, KENNETH BRUCE, RECORDED ON SEPTEMBER 12, 2007 OF RECORD IN INSTRUMENT NO. 20070912-0109254, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 2628 UNION HILL ROAD, JOELTON, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and

that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 6th day of October, 2014.

MICHAEL W. HARRIS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MICHAEL W. HARRIS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 6th day of October, 2014.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/21/15

