BILL GARRETT, Davidson County
Trans:T20140078978 DEEDWARR
Recvd: 10/20/14 16:14 3 pgs
Fees:18.00 Taxes:2601.10
20141020-0096758

Box 44

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
17TH FLOOR, 150 THIRD AVENUE SOUTH
NASHVILLE, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $703,000.00.

Affiant

Subscribed and sworn to before me, this 20 day of October, 2014.

Notary Public

My commission expires

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires MAR. 3, 2015

Address New Owner As Follows:
John F. Paul and wife,
Mary Anne E. Paul
206 Concord Park W
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
116-08-0-C 206.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAROLD DENNY TAYLOR, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF GRAYSON WARFIELD HARRIS, DECEASED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN F. PAUL AND WIFE, MARY ANNE E. PAUL**, hereinafter

CO

called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County,

Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 206 on the plan of Sugartree, Phase 4, of record in Book 4955, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Grayson W. Harris by deed dated January 17, 2007, from Beverly B. Wallace and husband, Joseph A. Wallace, of record in Instrument No. 20070118-007478, Register's Office for Davidson County, Tennessee; the said Grayson W. Harris having since died and her will filed in the Probate Court of Davidson County, Tennessee (No. 14P12066, appoints Harold Denny Taylor, Jr. Personal Representative.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4955, page 84, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3964, page 855, and in Book 7061, page 100, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4857, page 157, as amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, and Book 11758, page 466, Register's Office for said County.

This is improved property known as 206 Concord Park W, Nashville, TN 37205.

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 covenant with the said Grantees that it is 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 20 day of October, 2014.

Harold Denny Taylor, Jr.

Harold Denny Taylor, Jr., Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HAROLD DENNY TAYLOR, JR., PERSONAL REPRESENTATIVE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of October, 2014.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015