WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089295 DEEDWARR
Recvd: 11/26/14 13:35 2 pgs
Fees:13.00 Taxes:1108.15
20141126-0109309

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 8, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gabriel Wicks	Owner	118 02 0 098.00
(NAME)	(NAME)	
2800 A Kirkwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Nine Thousand Five Hundred And No/100 Dollars ($299,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Ernest Lee Harris and wife, Mary L. Harris**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gabriel Wicks**, hereinafter called the Grantee, his heirs and 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. 10 on the Map of the Final Plat of the First Subdivision of the W.T. Berry Estate in the 7th Civil District of said County, of record in Book 974, page 66, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of West Kirkwood Road, the common corner of Lots Nos. 9 and 10; thence with the margin of said road, north 16 degrees 41 minutes west 88.3 feet to the beginning of a curve; thence around said curve in a northeasterly direction to a point in the southerly line of West Kirkwood Road and continuing with said Road, north 68 degrees 30 minutes East 133 feet to a point; thence leaving said Road, southerly 26 degrees 30 minutes East 135 feet, 9 inches to the common corner of Lots Nos. 9 and 10; thence with the line between said lots, south 70 degrees 30 minutes west 156.5 feet to the point of beginning.

BEING the same property conveyed to Ernest Lee Harris and wife, Mary L. Harris by deed from Joe T. DeMonbreun and wife, Ida Harris DeMonbreun dated February 27, 1967, of record in Book 4106, page 462, Register's Office for Davidson County, Tennessee.

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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 2800 A Kirkwood Avenue, Nashville, TN 37204

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 14th day of November, 2014.

Ernest Lee Harris

Mary L. Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Ernest Lee Harris and wife, Mary L. Harris, the within named bargainor, 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 14th of November, 2014.

Notary Public

My Commission Expires: 3-25-18

(SEAL)

LORIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: FRN-140883