File Box
248

This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

BILL GARRETT, Davidson County
Trans:T20140097693 DEEDWARRSP
Recvd: 12/31/14 15:26 2 pgs
Fees:13.00 Taxes:105.45
20141231-0119443

ADDRESS NEW OWNER:
Douglas E. Betty
P. O. Box 159132
Nashville, TN 37215

SEND TAX BILL:
Douglas E. Betty
P. O. Box 159132
Nashville, TN 37215

MAP AND PARCEL: 08115033500

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $28,500.00.

AFFIANT

Subscribed and sworn to before me this 29th day of December, 2014.

NOTARY PUBLIC

ANN B. WADDELL
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: October 05, 2015

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Joanne Burr, Executrix of the Estate of George Harris**, hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys unto **Douglas E. Betty and Laura R. Betty, husband and wife**, their heirs and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 22 on the plan of Underwood's Plan of record in Book 21, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth Harris by deed from Lem Dawson and wife, Hattie Dawson of record in Book 4426, page 229, Register's Office for Davidson County, Tennessee. Elizabeth Harris died on July 30, 2008, willed the property to her son, George Harris and granddaughter, Sherica Harris as evidenced by an Affidavit of Heirship of record in Instr. No. 20090508-0042701, said Register's Office. Sherica Harris Quitclaimed her interest to George Harris of record in Instr. No. 20121218-0116273, said Register's Office. George Harris, a/k/a George Robert Harris, died September

18, 2014. Pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 14P-1762, declared the estate insolvent and so ordered Joanne Burr, Executrix of the Estate of George Harris to bring the property into the probate estate and sold at the earliest possible date.

This is improved property known as: 1610 Knowles Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract of 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, 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

And now **Joanne Burr, Executrix of the Estate of George Harris**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of his interest unto the said **Douglas E. Betty and Laura R. Betty, husband and wife**, their heirs .and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to and except for the title exceptions set forth in Exhibit "A" , title to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of December, 2014.

THE ESTATE OF GEORGE HARRIS

Joanne Burr
Executrix

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joanne Burr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Executrix, of The Estate of George Harris, the bargainor, and as such Executrix, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2014.

NOTARY PUBLIC Ann B. Waddell

My Commission Expires: October 05, 2015

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON