(2)

BILL GARRETT, Davidson County
Trans:T20150001076 DEEDWARR
Recvd: 01/06/15 12:20 2 pgs
Fees:13.00 Taxes:140.60
20150106-0001328

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 2017

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January 2015

Notary Public

MY COMMISSION EXPIRES: 6-4-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deep River Development, LLC	NEW OWNER	081-15 174.00
(NAME)	(NAME)	
2550 Meridian Blvd., Suite 350		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, William L. Harris, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deep River Development, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 20 ON THE MAP OF J.M., T.J. AND G.W. HARDINGS ADDITION, AS OF RECORD IN BOOK 21, PAGE 80, REGISTER'S OFFICE OF SAID COUNTY.

SAID LOT FRONTS 50 FEET ON THE SOUTH SIDE OF THOMPSON STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. HARRIS AND WIFE, LULA MAI HARRIS, BY INSTALLMENT DEED FROM CHARLES S. BLACKMAN AND WIFE, RUTH E. BLACKMAN, DATED AUGUST 2, 2941, OF RECORD IN BOOK 1191, PAGE 333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LULA MAI HARRIS DIED, WHEREUPON WILLIAM A. HARRIS BECAME THE SOLE OWNER OF SAID PROPERTY AS THE SURVIVING TENANT. WILLIAM A. HARRIS HAVING SINCE DIED AND WILLIAM L. HARRIS BEING HIS SOLE HEIR AS SHOWN IN AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20150106-0001327, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; and all matters appearing on the map of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1817 Knowles Street, Nashville, TN 37208
(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 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. 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 31 day of December, 2014

William L. Harris

William L. Harris

STATE OF MD
COUNTY OF Howard

Personally appeared before me, the undersigned authority, in and for said County and State, appeared William L. Harris, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Columbia (City), MD (State), this 31st day of Dec., 2014

Gurneet Kaur

Notary Public

My Commission Expires: 03-22-2016

GURNEET KAUR
Notary Public
Howard County
Maryland
My Commission Expires Mar. 22, 2016