BILL GARRETT, Davidson County
Trans:T20150008782 DEEDWARR
Recvd: 02/04/15 10:23 2 pgs
Fees:13.00 Taxes:314.50
20150204-0010440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of February, 2015.

Notary Public

My commission expires: 1/26/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JULIE L. WILKERSON	**SUN WEST MORTGAGE COMPANY**	**07307024200**
2435 ROBBIE CT	**18000 STUDEBAKER RD., STE 200**	
NASHVILLE, TN 37214	**CERRITOS, CA 90703**	

FOR AND IN 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 ACKNOWLEDGE, WE,

KEITH B. HARRIS and DANIEL R. HARRIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JULIE L. WILKERSON, AN UNMARRIED WOMAN

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29-B ON THE PLAN OF CABIN HILL SUBDIVISION, SECTION FOUR, AKA TWO RIVER PLACE, OF RECORD IN BOOK 6250, PAGE 833, AMENDING BOOK 5200, PAGE 795, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KEITH B. HARRIS AND DANIEL R. HARRIS BY TRUSTEE'S DEED FROM WILSON & ASSOCIATES, PLLC DATED 12/10/14 AND RECORDED ON 12/18/14 IN INSTRUMENT NO. 20141218-0116102, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2435 ROBBIE CT, NASHVILLE, TN 37214.

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 in 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/our hand(s) this 2nd day of February, 2015.

Keith B Harris
KEITH B. HARRIS

Daniel R Harris by Keith B Harris Attorney in fact.
DANIEL R. HARRIS
BY KEITH B. HARRIS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KEITH B. HARRIS, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of February, 2015.

Notary Public

My Commission Expires: 1/26/14

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KEITH B. HARRIS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of DANIEL R. HARRIS, and is authorized by him to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney recorded in Book ★, Page _____, in said Register's Office.

★ 20150204-0010439

Witness my hand and official seal at office, this 24 day of Feb 20 15.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY