THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150014812 DEEDWARR
Recvd: 03/02/15 09:23 2 pgs
Fees:13.00 Taxes:1043.40
20150302-0017508

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 2015.

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris G. Harmon	Same	MAP 118-13
3705 & 3707 Lealand Lane		PARCEL 031.00
Nashville, TN 37204		
(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, **Catherine Gardner Bowling,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chris G. Harmon and Sharon K. Harmon, husband and wife**

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 part of Lot No. 30 on the Map of Section I, Oriental Golf Club Subdivision of record in Plat Book 1424, Page 10, in the Register's Office for Davidson County, Tennessee, described according to survey made by Hickerson-Miller, Engineers-Surveyors, October 12, 1956, as follows:

Beginning on the westerly margin of Lealand Lane, formerly Tenth Avenue South, at the corner of Lots Nos. 29 and 30; thence north 88 degrees 25' west 128 feet to the corner of lots Nos. 27, 28, 30 and 31; thence with the line between lots Nos. 30 and 31 south 0 degrees 24' west 85.4 feet; thence south 89 degrees 40' east 118.5 feet to the westerly margin of Lealand Lane; thence with same north 7 degrees 15' east 83.4 feet to the beginning.

Being the same property conveyed to George C. Gardner and wife, Martha Jett Gardner by Warranty deed from Myrtie Davis Austin of record in Book 2645, page 205, Register's Office for Davidson County, Tennessee, dated March 27, 1957 and recorded on April 30, 1957. The said George C. Gardner having since died, predeceasing his wife, Martha Jett Gardner. The said Martha Jett Gardner having since died leaving a Last Will and Testament, Docket No. 02P73, filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Pursuant to the said Will, the described property was devised unto Catherine Gardner Bowling.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **3705 & 3707 Lealand Lane, 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, 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 the 12th day of February, 2015.

Catherine Gardner Bowling

Catherine Gardner Bowling

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Catherine Gardner Bowling** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of February, 2015.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public