WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150024278 DEEDWARR
Recvd: 04/02/15 10:40 2 pgs
Fees: 13.00 Taxes: 795.50
20150402-0028677

CASSI CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harold G. Gaines	Harold G. Gaines	053-11-0-003
(NAME)	(NAME)	
306 Hurst Drive	306 Hurst Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brenda J. Dixon a/k/a Brenda Jo (Harris) Dixon, and Paul Morgan Harris**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Harold G. Gaines and wife, Bettye O. Gaines**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 59, Section 2, Fairway View Subdivision as shown by plat of record in Plat Book 2900, page 100, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Paul E. Harris and wife, Ida M. Harris by Warranty Deed from Paul A. Martin and wife, Mary Jo Martin, dated 12/29/2004 and recorded 01/03/2005, of record in Instrument No. 20050103-0000314 in the Register's Office for Davidson County, Tennessee

The said Paul Edward Harris a/k/a Paul E. Harris died on 1/26/2014 leaving the said Ida Mae (Keeton) Harris the sole surviving tenant by the entirety. The said Ida Mae (Keeton) Harris died testate on 10/3/2014 devising subject property to the grantors herein as evidenced in Filed 14P1742, Clerk's Office for Probate Court for Davidson Count, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 2900, page 100: (2) Covenants, conditions, easements and restrictions recorded of record in Book 3066, Page 434, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 306 Hurst Drive, Old Hickory, TN 37138

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 31st day of March, 2015.

Brenda J. Dixon

Paul Morgan Harris

State of Tennessee
County of Wilson

Personally appeared before me Brenda J. Dixon and Paul Morgan Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122