Davidson County DEEDWARR Recvd: 04/10/15 11:28 2 pgs Fees:13.00 Taxes:379.25 **20150410-0031642**

WARRANTY DEED

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Juanita Self
Affiant Juanita Self

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of April, 2015.

T. Garrison
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2271 Wilma Rudolph Blvd. , Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Juanita Self, A Married Woman	Juanita Self	147 02 0 078.00
(NAME) 6870 Herbert Shannon Rd	(NAME) 6870 herbert Shannon Road	
(ADDRESS) 37172 Springfield, TN	(ADDRESS) Springfield, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Two Thousand Five Hundred And No/100 Dollars ($102,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kaki Harless and and Ellen Crosby**, * hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Juanita Self, A Married 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:

* both unmarried

Being Lot No. 311 on the Plan of Section II, Caldwell Hall, as shown by plat of record in Book 2900, Page 96, revised and corrected by Surveyor's Certificate of Correction in Book 3135, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kaki Harless by Warranty Deed from Allan Lee Kregenow and Linda Elizabeth Kregenow, also known as Livia Elizabeth Kregenow, both unmarried dated April 23, 1999 and recorded April 27, 1999 in Book 11448, Page 997, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kaki Harless, unmarried and Ellen C. Crosby, unmarried, as Joint Tenants with the Right of Survivorship by Quitclaim Deed from Kaki Harless, unmarried dated June 28, 2007 and recorded August 15, 2007 as Instrument No. 20070815-0097478, in said Register's Office for Davidson County, Tennessee.

File Number: CLA-151129

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 301 Gaywood Drive, Nashville, TN 37211

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, has 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 our hands this 6th day of April, 2015.

Kaki Harless

Ellen Crosby

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Kaki Harless and and Ellen Crosbythe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2015.

Notary Public

My Commission Expires: March 6, 2018

(SEAL)

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018