(2)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-25513

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cathy Myatt		182-00-0-080-00
(NAME) c/o BHHS Woodmont Realty	(NAME) same as Owner	
(ADDRESS) 5107 Maryland Way	(ADDRESS)	
(CITY) Brentwood (STATE) TN (ZIP) 37027	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150030471 DEEDWARR
Recvd: 04/22/15 11:38 2 pgs
Fees:13.00 Taxes:59.20
20150422-0035984

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, **Willar Grace Harris**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cathy Myatt and Jonathan Huettig**, 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 in the 5th Civil District of Davidson County, Tennessee, described according to a survey by E. L. Miller and Co., Surveyors, dated May 12, 1970, as follows:
Beginning at a point in the center line of Old Hickory Blvd. at the northeast corner of the Edwards property; thence N. 51 degrees 55 minutes E. 238 feet along said center line to a point; thence continuing N. 45 degrees 25 minutes E. 203.5 feet along said center line to a point; thence S. 83 degrees 30 minutes E. 60 feet to a point; thence S. 4 degrees 00 W 675 feet to a corner post; thence N. 86 degrees 50 minutes W. 56.3 feet to a concrete monument; thence N. 36 degrees 40 minutes W. 484 feet to the point of beginning and containing 3.3 acres, more or less.

Being the same property conveyed to Archer Herschel Harris and wife, Willar Grace Harris by Deed from John Burton Edwards and wife Dovie M. Edwards, dated 7/14/1970, recorded 7/24/1970 of record in Book 4433, Page 702, in the Register's Office for Davidson County, Tennessee. Archer Herschel Harris, Jr. died on 10/12/2002 leaving Willar Grace Harris as sole surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
Sewer Letter executed by Metropolitan Board of Health against Archer Herschel Harris, recorded in Book 5461, Page 928, in the Register's Office for Davidson County, Tennessee.

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 13371 Old Hickory Boulevard, Antioch, TN 37013
(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 my hand this 16th day of April, 2015.

Willar Grace Harris By Richard Sanders Attorney in Fact
Willar Grace Harris by Richard Sanders, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Sanders with whom I am personally acquainted and who proved himself to be the Attorney in Fact for Willar Grace Harris and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of April, 2015.

Notary Public
My Commission Expires: 8/27/17

DONALD R. BARNETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027