WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150032053 DEEDWARR
Recvd: 04/28/15 10:42 2 pgs
Fees:13.00 Taxes:991.60
20150428-0037869

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 12/16/18

(AFFIX SEAL)

ROBERT WESLEY BROWN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

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
James K. Harris	Mortgage Reserach Center DBA Veterans United Drive	075-12-0E-021-00-CO
(NAME)	(NAME)	
1313 Weeping Cherry Lane	1400 Veterans United Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Columbus, MO 65203	
(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, **Joseph W Page and Wife, Kathy Page**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James K. Harris and Katherine A. Harris, Husband and Wife**, 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. 31 on the Plan of First Revision, Final Plat, Blossom Trace, of record in Instrument #20010724-0078049, as revised in Instrument #20010920-0101745, and as corrected in Instrument #20011025-0116872, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph W. Page and wife, Kathy Page by Warranty Deed from Steven S. Kulpa and wife, Kathleen M. Kulpa, dated 10/31/2008, of recorded on 11/3/2008 of Record in Instrument No. 20081103-0109229, in the Register's Office of Davidson County, Tennessee.

All matters shown on the plat of recorded as Instrument No. 20010724-0078049, Davidson County, in the State of Tennessee.

Covenants, conditions, easements and restrictions recorded of Record in Instrument No. 200107240078292, in the Register's Office of Davidson County, Tennessee.

Storm Water Detention Agreement of recorded of Record in Instrument No. 200012200124666, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1313 Weeping Cherry Lane, Hermitage, TN 37076
(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 20th day of April, 2015.

Joseph W Page

Kathy Page

State of Tennessee
County of Wilson

Personally appeared before me Joseph W Page and Kathy Page, 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 20th day of April, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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