WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,500.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2015.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150039926 DEEDWARR
Recvd: 05/22/15 09:39 2 pgs
Fees:13.00 Taxes:160.95
20150522-0047319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roderick D. Bowling	Roderick D. Bowling	Part of 02512004900
(NAME)	(NAME)	
701 Curtis Ct.	701 Curtis Ct.	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37207	Nashville , TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John H. Harris and wife, Ruth Ann Hardcastle Harris, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roderick D. Bowling, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN the 10th CIVIL DISTRICT OF DAVIDSON COUNTY IN THE CITY OF GOODLETTSVILLE, TENNESSEE, known as Lot No. 1 on the Final Plat of J. H. Harris Lots of record as Instrument No. 20150414-0032895 in the Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description of said property.

Being a part of the same property conveyed to John H. Harris and wife, Ruth Ann Hardcastle Harris by Warranty Deed dated August 15, 1955 from Elton O. Morris and wife, Ruth C. Morris of record in Book 2446, Page 533, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL OTHER MATTERS APPEARING ON THE FINAL PLAT OF THE J. H. HARRIS LOTS OF RECORD AS INSTRUMENT NO. 20150414-0032895 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS OF RECORD IN BOOK 4805, PAGE 849, SAID REGISTER'S OFFICE.

unimproved ☑

This is improved ☐ property, known as 804 Dickerson Pike, Goodlettsville, TN 37072
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 18th day of May, 2015.

John H. Harris

Ruth Ann Hardcastle Harris

STATE OF FLORDIA

COUNTY OF Lee

On this 16th day of May, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John H. Harris and Ruth Ann Hardcastle Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
9/12/2017

Notary Public,

WAYNE HOLCOMB
Notary Public - State of Florida
My Comm. Expires Sep 13, 2017
Commission # FF 041693
Bonded Through National Notary Assn.

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115