BILL GARRETT, Davidson County
Trans:T20150044249 DEEDWARR
Recvd: 06/05/15 09:23 2 pgs
Fees:13.00 Taxes:462.13
20150605-0052708

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $124,900.00

Affiant

Subscribed and sworn to before me, this 1st day of June, 2015.

Notary Public
My commission expires: 6/16/15

04-1504-55518

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Andrew T. Tomlinson 389 Huntington Ridge Nashville TN 37211	Same	161-11-0-A-047.0

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Benjamin Harris and wife, Tara Harris, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew T. Tomlinson and Dianna Griffey, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 47, on the Plan of Huntington Ridge Townhouses, of record in Book 4675, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin Harris and wife, Tara Harris by deed from Carol Clark Drummond, dated May 22, 2013, recorded May 31, 2013, of record in Instrument No. 20130531-0055029, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 389 Huntington Ridge, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1st day of June, 2015.

Benjamin Harris

Tara Harris

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benjamin Harris and Tara Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 1st day of June, 2015.

Notary Public
State of Tennessee at Large

My Commission expires 5/23/16

