BILL GARRETT, Davidson County
Trans:T20150049414 DEEDWARR
Recvd: 06/22/15 09:10 2 pgs
Fees:13.00 Taxes:666.00
20150622-0059208

6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: November 05, 2018

(AFFIX SEAL)

JUSTIN D. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Harbison	Bank of Tennessee	094010259.00
(NAME)	(NAME)	
1716 Heiman Street	301 E. Center Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jesica Flowers,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jessica Harbison,** 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:

Being Lot No. 27 on the Revised Plan of Shelby Village No. One, of record in Book 1835, Page 63, said Register's Office, to which reference is hereby made for a more complete description.;

Being the same property conveyed to Jesica Flowers by deed dated August 30, 2007 from Kenneth M. Grice and wife, Barbara Grice of record in Instrument No. 20070906-0106797, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 511 S 14th Street, Nashville, TN 37206
(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 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, 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 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/our hands this 18th day of June, 2015.

Jesica Flowers

State of Tennessee
County of Davidson

Personally appeared before me Jesica Flowers, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of June, 2015.

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public Justin D. Tatum
My Commission Expires: 11/5/2018

File No.: 15-Har