BILL GARRETT, Davidson County
Trans:T20150073857 DEEDWARR
Recvd: 08/31/15 13:37 2 pgs
Fees:13.00 Taxes:847.30
20150831-0088135

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kenneth Harrison
1206 Russell Street
Nashville, TN 37206

MORTGAGEE:
NONE

SEND TAX BILLS:
Owner

MAP-PARCEL:
MAP 073-05-0
PARCEL 056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christine F. Fletcher, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kenneth Harrison, married,** 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:

Land in Davidson County, Tennessee, being Lot No. 6, on the plan of Riverwood Heights, Section V, of record in Book 2854, page 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry W. Fletcher, Jr., and wife, Christine F. Fletcher, by Warranty Deed from Arthur Lafayette Ferguson, Executor of The Estate of Willie A. Ferguson, Deceased, dated August 29, 1991, of record in Book 8432, page 92, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Restrictive Covenant for Detached Structure of record in Instrument No. 20130322-0028292; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2854 Page 29, and Certificate of Correction of record in Book 2880, Page 278, and Subject to Grant of Easement encroaching on to subject lot as shown of record in Book 10359, Page 572, Register's Office for Davidson County, Tennessee. Register's Office, Davidson, County, Tennessee.

Harry W. Fletcher, Jr. having since died on July 2, 2007, leaving Christine F. Fletcher as tenant by the entirety.

This is improved property known as 1907 Demarius Drive Nashville, TN 37216.

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 our hands this 28th day of August, 2015.

Christine F. Fletcher

Christine F. Fletcher
By: Janice Gilley, Attorney-in-Fact

Janice Gilley - Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Gilley, as Attorney-in-Fact for Christine F. Fletcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of August, 2015.

NOTARY PUBLIC

DEA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.1.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $229,000.00

AFFIANT

Subscribed and sworn to before me this 28th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 12-10-2017

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY