NEW OWNER:

BRIAN K. HARRIS
593 HARKREADER ROAD
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-1560

Map 120
Group 6
Parcel 008.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150103375 DEEDWARR
Recvd: 12/07/15 15:37 3 pgs
Fees:18.00 Taxes:296.00
20151207-0123201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty Thousand and 00/100 Dollars ($80,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BARRY D. HATCH, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BRIAN K. HARRIS**, ("Grantee"), an unmarried man, his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 135 on the Plan of Stardust Acres, as shown on the plat of the same of record in Book 1424, Page 92, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to BARRY D. HATCH by Quitclaim Deed from Amy Marie Cordova (f/k/a Amy M. Hatch), dated November 30, 2015, and of record in Instrument #~~X~~_____, Register's Office for Davidson County, Tennessee. ~~X~~ 20151207-0123200

Being the same property to BARRY D. HATCH and wife, AMY M. HATCH by Warranty Deed from Roy S. Midgett and wife, Regina L. Midgett, dated August 21, 1998, and of record in Book 11088, Page 946, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1320 SATURN DRIVE, NASHVILLE, TN 37217**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1424, Page 92, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 1st day of December, 2015.

BARRY D. HATCH

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BARRY D. HATCH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of December, 2015.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is $80,000.00 .

AFFIANT

Sworn to and subscribed to before me this 1st day of December, 2015.

NOTARY PUBLIC

My commission expires:

