BILL GARRETT, Davidson County
Trans:T20160002205 DEEDWARR
Recvd: 01/11/16 09:32 2 pgs
Fees:13.00 Taxes:414.40

20160111-0002414

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of January, 2016.

Notary Public

My commission expires: 4-24-19

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Joshua McEihiney	Joshua McEihiney	053-16-0-098.00
336 Pitts Avenue	336 Pitts Avenue	
Old Hickory, TN 37138	Old Hickory, TN 37138	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Harry Gene Harless and wife, Roxanne Harless

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Joshua McEihiney, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows: Beginning at an iron pin in the center of Pitt Avenue . the northeast corner of the property conveyed to Joe T. James and wife, by deed from Albert H. Woodard, as of record in Book 1281, Page 128, in the Register's Office for said County; thence South 17° 08' West 272 feet to a point; thence North 61° 00' West 75 feet to a point; thence 16° 48' East 261 feet to an iron pin in the center of said Pitt Avenue; thence with the center of said Pitt Avenue. 75 feet to an iron pin, the point of beginning.

Being the same property conveyed to Harry Gene Harless and Roxanne Harless, husband and wife by Quitclaim deed from Harry Gene Harless of record in Instrument No. 20041102-0131858 Register's Office for Davidson County, Tennessee, dated September 17, 2004 and recorded on November 2, 2004. (Value of consideration shown in aforementioned deed $0.) Being also known as 336 Pitts Avenue Old Hickory, TN 37138.

This is [X] improved ☐ unimproved property known as **336 Pitts Avenue, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of January, 2016.

Harry Gene Harless

Roxanne Harless

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Harry Gene Harless and Roxanne Harless, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of January, 2016.

Notary Public
My Commission Expires: 4-24-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 615076