Davidson County DEEDWARR
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#32813

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32813-01-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Miller F. Harris Affiant Subscribed and sworn to before me this ____ day of January, 2016. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Miller F. Harris, Margaret Harris 4305 Forsythe Place Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 11 0 029 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marge H. Ewers, Trustee of the Bypass Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Miller F. Harris and Margaret M. Harris, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4305 Forsythe Place, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21 day of January, 2016.

Marge H. Ewers

Marge H. Ewers, Trustee of the Bypass Trust U/A
E.William Ewers Living Trust dated March 4, 2011,
as amended

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marge H. Ewers, Trustee of the Bypass Trust U/A E.William Ewers Living Trust dated March 4, 2011, as amended, 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.

Witness my hand, at office, this 21st day of January, 2016.

Notary Public

My Commission Expires: 1/8/2019

L. GLENN WORSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of (Revised) The New Golf Club Subdivision, as of record in Plat Book 421, page 185, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Marge H. Ewers, Trustee of the Bypass Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended, by Fiduciary Quitclaim Deed dated May 29, 2014 from Marge H. Ewers, Trustee of The E. William Ewers Living Trust of record in Instrument No. 20140602-0047098, Register's Office for Davidson County, Tennessee (as to an undivided 94.37% interest), and by Fiduciary Quitclaim Deed dated December 29, 2015 from Marge H. Ewers, Trustee of The Marital Trust U/A E. William Ewers Living Trust dated March 4, 2011, as amended, of record in Instrument No. 20151230-0130910 (as to an undivided 5.63% interest).

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 130 11 0 029 00.
2. Restrictive covenants contained in an instrument of record in Book 653, page 112, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 421, page 185, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer granted to the city of Belle Meade of record in Book 5787, page 462, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

