WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-29774

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chad F. Harris	NEW OWNER	160-8-14.00
(NAME)	(NAME)	
731 Mount Olivet Road		
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160015257 DEEDWARR
Recvd: 02/24/16 14:16 2 pgs
Fees:13.00 Taxes:1202.50
20160224-0017679

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Paul C. Harbsmeier and Janet L. Spiceland and David M. Harbsmeier**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Chad F. Harris**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 20 on the Plan of Broadwell Acres, as of record in Book 2663, Page 118 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Milton F. Harbsmeier and wife, Martha J. Harbsmeier by Warranty Deed from M. C. Dunn, Jr., and wife, Ruth B. Dunn dated 05/06/1960, recorded 05/09/1960, of record in Book 3070, Page 55, in the Register's Office for Davidson County, Tennessee.

The said Martha J. Harbsmeier died on 11/30/2014, leaving the said Milton F Harbsmeier the sole surviving tenant by the entirety.

The said Milton F Harbsmeier died testate on 05/23/2015, vesting the property in Paul C. Harbsmeier, Janet L. Spiceland and David M. Harbsmeier pursuant to his Last Will and Testament as evidenced in File No. 15P 1240, Probate Court Clerk's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 2663, Page 118, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5377 Trousdale Drive, Nashville, TN 37220
(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 23rd day of February, 2016.

Paul C. Harbsmeier

Janet L. Spiceland

David M. Harbsmeier

State of Tennessee
County of Williamson

Personally appeared before me Paul C. Harbsmeier, Janet L. Spiceland, and David M. Harbsmeier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of February, 2016.

Notary Public
My Commission Expires: 8/11/17

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Brentwood, TN 37027