BILL GARRETT, Davidson County
Trans:T20160019163 DEEDWARR
Recvd: 03/09/16 09:14 2 pgs
Fees:13.00 Taxes:351.50

20160309-0022390

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this ~~22ND~~ 2nd DAY OF ~~FEBRUARY~~ March 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HEATHER BENNETT STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 10-23-2018

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hokyun Galvin	Hokyun Galvin (NAME)	01500008701 &
4422 Fieldgreen Road (ADDRESS)	4422 Fieldgreen Road (ADDRESS)	01500008700
Nottingham, MD 21236 (CITY) (STATE) (ZIP)	Nottingham, MD 21236 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Carol Anglin Harris, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hokyun Galvin , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

PARCEL 1: LAND IN THE FOURTEENTH, FORMERLY TWENTY FOURTH, CIVIL DISTRICT OF SAID COUNTY, BEING A PART OF TRACT NO. 6, ON THE MAP OF THE SUBDIVISION OF THE WEAVER-HARRIS, ET AL LANDS, AS OF RECORD IN PLAN BOOK 2, PAGE 183, CHANCERY COURT AT NASHVILLE, DESCRIBED ACCORDING TO A SURVEY MADE BY C. J. CARNEY, SURVEYOR, DATED JUNE 20, 1963, AS FOLLOWS:

BEGINNING AT A POINT IN WILKINSON ROAD, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO GERALD D. OFFICER AND WIFE, BY DEED OF RECORD IN BOOK 3402, PAGE 240, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID WILKINSON ROAD, NORTH 40 DEGREES EAST 202 FEET TO A POINT; THENCE SOUTH 67 DEGREES 30 MINUTES EAST 365 FEET TO A POINT; THENCE SOUTH 30 DEGREES WEST 202 FEET TO A POINT; THENCE NORTH 67 DEGREES 30 MINUTES WEST 400 FEET TO THE POINT OF

BEING THE SAME PROPERTY CONVEYED TO H. CARTER HARRIS, A SINGLE MAN BY DEED FROM JAMES H. KING ETUX GRACE C. KING, DATED MAY 31, 1975, AND OF RECORD IN BOOK 4918, PAGE 225, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO H. CARTER HARRIS ETUX CAROL ANGLIN HARRIS AS TENANTS BY THE ENTIRETIES, BY QUITCLAIM DEED FROM H. CARTER HARRIS, DATED APRIL 10, 1978, AND OF RECORD IN BOOK 5273, PAGE 287, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 2: LAND IN THE FOURTEENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF TRACT NO. 6 ON THE MAP OF THE SUBDIVISION OF THE WEAVER-HARRIS, ET AL LANDS, AS OF RECORD IN PLAN BOOK 2, PAGE 183, CHANCERY COURT AT NASHVILLE, DESCRIBED ACCORDING TO A SURVEY MADE BY C. J. CARNEY, SURVEYOR, DATED OCTOBER 13, 1960, AS FOLLOWS:

BEGINNING AT A POINT IN WILKINSON ROAD, THE SOUTHWEST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF A TRACT CONVEYED TO BEN A. OVERTON, JR., AND WIFE, BY DEED OF RECORD IN BOOK 3256, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH OVERTON'S NORTHERLY LINE, SOUTH 67 DEGREES EAST 373 FEET TO A POINT; THENCE NORTH 34 DEGREES 30 MINUTES EAST 175 FEET TO A POINT; THENCE NORTH 67 DEGREES 30 MINUTES WEST 404 FEET TO A POINT IN WILKINSON ROAD; THENCE WITH SAID ROAD, SOUTH 26 DEGREES 30 MINUTES WEST 297 FEET TO A POINT AND SOUTH 14 DEGREES 45 MINUTES WEST 38 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO H. CARTER HARRIS BY DEED FROM CLAY AND EUGENIA PEEPLES, DATED JULY 3, 1972, AND OF RECORD IN BOOK 4615, PAGE 965, IN THE

WARRANTY DEED
(Continued)

REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO H. CARTER HARRIS ETUX CAROL ANGLIN HARRIS AS TENANTS BY THE ENTIRETIES, BY QUITCLAIM DEED FROM H. CARTER HARRIS, DATED APRIL 10, 1978, AND OF RECORD IN BOOK 5273, PAGE 285, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO CAROL ANGLIN HARRIS, UNMARRIED, BY QUITCLAIM DEED FROM H. CARTER HARRIS, OF RECORD IN BOOK *_____, PAGE_____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. *20160309-0022389

THE SAID H. CARTER HARRIS AND HERMAN CARTER HARRIS BEING ONE AND THE SAME.

THE SAID CAROL ANGLIN HARRIS AND HERMAN CARTER HARRIS HAVING SINCED DIVORCED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7460 & 7470 Wilkinson Road, Joelton, TN 37080
(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 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 my/our hand(s) this ~~22nd~~ 1st day of ~~February~~ march, 2016.

Carol Anglin Harris
Carol Anglin Harris

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Anglin Harris, unmarried the herein bargainor(s), 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 and official seal, this the ~~22nd~~ 1st day of ~~February~~ march, 2016.

Priscilla C Urbanek
Notary Public

My Commission Expires: March 8, 2016

(SEAL)

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072