WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2018

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackson L. Tucker	SAME	118-13-0
(NAME)	(NAME)	(MAP)
3606 General Bate Drive		165.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37204-3813		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Andrew Edward Harris and wife, Emily Ellis Harris, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jackson L. Tucker, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 and the Northwest part of Lot No. 22 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of Gen. W.B. Bates Drive at the common corners of Lots 22 and 23; thence with the line between said lot in an Easterly direction and crossing Browns Creek 127.0 feet to a concrete monument; thence with said creek in a Southwesterly direction 155.9 feet to a point in the Easterly margin of Gen. W.B. Bates Drive; thence with said drive in a Northerly direction 120.0 feet, more or less, to the point of beginning and being a triangular shaped parcel of land, said Lot No. 23 front together 246.3 feet, more or less, on the easterly margin of Gen. W.B. Bates Drive as one tract of land, said parcel measures 168.0 feet on the Northerly lot line and 120.9 feet on the southerly lot line.

Being the same property conveyed to Andrew Edward Harris and wife, Emily Ellis Harris by Warranty Deed from Laurie D. Eubanks, unmarried of record in Instrument No. 20090729-0071125 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3606 General Bate Drive, Nashville, Tennessee 37204-3813

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.

BILL GARRETT, Davidson County
Trans:T20160033564 DEEDWARR
Recvd: 04/25/16 09:18 2 pgs
Fees:13.00 Taxes:1461.50

20160425-0039703

Witness my/our hand(s) this 22nd day of April, 2016.

Andrew Edward Harris

Emily Ellis Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Andrew Edward Harris and Emily Ellis Harris with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 22nd day of April, 2016.

Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN