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WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $460,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF MAY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-20

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8184 HARRIS JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Richard J. Harris	Richard J. Harris	10406002000
4525 Harding Rd.	4525 Harding Rd.	
Nashville, TN 37205	Nashville TN 37205	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J. WILLIAM DENNY, AS TRUSTEE OF THE JOHN E. DENNY 2014 TRUST, DATED JANUARY 10,2014,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RICHARD J. HARRIS , AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3325 Fairmont Drive, Nashville, TN 37203

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), their 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), their 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 my hand hand on the 23rd day of May, 2016.

The John E. Denny 2014 Trust, dated January 10,2014,

BY: J. William Denny, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, J. WILLIAM DENNY, AS TRUSTEE OF THE JOHN E. DENNY 2014 TRUST, DATED JANUARY 10,2014, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of May, 2016.

Notary Public

My Commission Expires: 3-15-20

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

BILL GARRETT, Davidson County
Trans:T20160043518 DEEDWARR
Recvd: 05/24/16 11:32 2 pgs
Fees:13.00 Taxes:1702.00

20160524-0051950

16-8184 HARRIS JV LG

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Map of West End Park Subdivision, as of record in Book 161, Page 47, Register's Office for said County, described as follows:

Beginning at a point on the Southeasterly margin of a 40 foot road, now known as Fairmont Avenue, which point is 30 feet Northeasterly from where the dividing line between Lots 5 and 6 intersects the Southeasterly margin of said Avenue, runs thence from said beginning point in a Northeasterly direction with the Southeasterly margin of said Avenue, 50 feet more or less to the Southwesterly corner of the lot owned by J. H. Mikell, thence in a Southwesterly direction with the said J. H. Mikell's Southwesterly line, 145.5 feet to a point on said line which is the Northwest corner of a lot owned by Annie Mary Martin; thence in a Southwesterly direction 50 feet with the Northwesterly line of the said lot owned by said Annie Mary Martin to a point on said line which is the Northeasterly corner of a lot deeded by Eva P. Jones and husband, to Thomas J. Tyne; thence Northwesterly along the Northeasterly line of said lot deeded to Thomas J. Tyne and parallel with the dividing line between Lots 5 and 6, 145.4 feet to the beginning.

Being the same property conveyed by Installment Deed from Norman W. Ginsberg (being one and the same individual as "Norman W. Ginsburg") and wife, Darlene P. Ginsberg to John E. Denny, an unmarried man, as recorded on the 25th day of February, 1983 in Deed Book 6011, Page 990 and Quitclaim Deed from John E. Denny to J. William Denny, as Trustee of the John E. Denny 2014 Trust dated January 10, 2014, as recorded on the 14th day of January, 2014 in Instrument No. 20140114-0003905, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST END PARK, as recorded in Plat Book 161, Page(s) 47, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.