This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# J53-451A

ADDRESS NEW OWNER:
Michael J. Harris
451 2nd Avenue South
Nashville, Tennessee 37201

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of Tennessee
301 E. Center Street
Kingsport, TN 37660

MAP **093**
GROUP **10-0-A**
PARCEL **451.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia N. Bay and Christopher Bay, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Michael J. Harris,** ** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

** unmarried

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 451, in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, Page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of Howell Park Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, are incorporated by this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Patricia N. Bay and Christopher Bay, wife and husband, by deed from Jimmy R. Jackson, unmarried, dated December 18, 2013, of record in Instrument No. 20131220-0128846, Register's Office for Davidson County, Tennessee.

This is improved property known as 451 2nd Avenue South, Nashville, Tennessee 37201. Possession is to be given on May 20, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

BILL GARRETT, Davidson County
Trans:T20160044454 DEEDWARR
Recvd: 05/26/16 10:16 2 pgs
Fees:13.00 Taxes:1295.00
20160526-0053031

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 20th day of May, 2016.

Patricia N. Bay
Patricia N. Bay

Christopher Bay
Christopher Bay

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Patricia N. Bay and Christopher Bay, wife and husband,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of May, 2016.

Sharon McAbee
NOTARY PUBLIC

My Commission Expires: 4/4/2021

SHARON MCABEE NOTARY PUBLIC SOUTH CAROLINA

* * * * * *

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of May, 2016.

Dana Delworth
NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY