PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160045826 DEEDWARR
Recvd: 06/01/16 08:43 2 pgs
Fees:13.00 Taxes:1892.55
20160601-0054727

W & I Ref: (DM) Title No.: 58348
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christin Susannah Harris Taylor Harris 4232 Jamesborough Place Nashville, TN 37215	new owner

TAX MAP PARCEL NUMBERS: 131070A02800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$511,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deborah F. Coburn, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christin Susannah Harris and Taylor Harris, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Jamesborough Place (formerly Hillsborough Place) of record in Book 5200, page 160, amended by Inst. No. 20150203-0010005, Register's Office for said County.

Said Lot No. 28 fronts 30.86 feet on the southerly margin of Jamesborough Place and extends back 129.79 feet on the easterly line and 107.50 feet on the westerly line to a dead line in the rear, measuring 116.00 feet thereon.

Being the same proeprty conveyed to Deborah F. Coburn, unmarried, by Warranty Deed from Dan Willis, Inc., a Tennessee corporation, dated August 15, 1986 and recorded on August 18, 1986, of record in Book 6952, page 201, Register's office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 160, amended by Inst. No. 20150203-0010005, said Register's Office, which Plan shows a 20, foot minimum building setback line from Jamesborough Place, together with a designated building site, and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20150203-0010005, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 4232 Jamesborough Place, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of May, 2016.

Deborah F. Coburn

Deborah F. Coburn

State of Tennessee

County of Davidson

On this 27th day of May, 2016, before me the undersigned authority, personally appeared Deborah F. Coburn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $511,500.00.

Affiant

Sworn and subscribed before me this 27th day of May, 2016.

Notary

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY