11087

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065932 DEEDWARR
Recvd: 08/01/16 13:32 2 pgs
Fees:13.00 Taxes:688.20
20160801-0079160

BETH HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Loribeth J. Dunn	New owner	
(NAME)	(NAME)	
5908 Retriever Court		172-08-0A-076.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, we, **Louis T. Harrison and Jamie White-Harrison, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Loribeth J. Dunn and Christopher Dunn, Wife and Husband**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 76 on the Plan of Section Two-B, Hunters Branch, Planned Unit Development, of record in Plat Book 6900, Pages 336-337 (erroneously recorded as Plat Book 6250, Pages 336-337 in Warranty Deed Instrument No. 200706040065937) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Louis T. Harrison and Jamie Harrison-White, husband and wife by Warranty Deed from Jesse E. Jones and wife, Cassandra Jones, dated 05/25/2007 recorded 06/04/2007, of record in Instrument No. 20070604-0065937, in the Register's Office for Davidson County, Tennessee.

Affidavit recorded on 12/17/2013, of record in Instrument No. 20131217-0127379, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6900, Pages 336-337, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6601, Page 7, By-Laws of record in Book 6632, Page 429 and Warranty Deed of record in Book 6612, Page 885, in the Register's Office for Davidson County, Tennessee. Master Plat of record in Book 6250, Page 512, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 7893, Page 407 and Book 7893, Page 324, in the Register's Office for Davidson County, Tennessee. Charter contained in Articles of Incorporation of record in Book 6632, Page 424, in the Register's Office for Davidson County, Tennessee. Articles of Amendment to the Charter of record in Book 8923, Page 318, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5908 Retriever Court, Antioch, TN 37013
(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 GRANTEE(S), 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), 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 our hands this 28th day of July, 2016.

Louis T. Harrison

Jamie White-Harrison

State of Tennessee
County of Wilson

Personally appeared before me Louis T. Harrison and Jamie White-Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of July, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122