THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16078430** BILL GARRETT, Davidson County Trans:T20160067905 DEEDWARR Recvd: 08/05/16 14:42 2 pgs Fees:13.00 Taxes:2053.50 20160805-0081610	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $555,000.00. Affiant Subscribed and sworn to before me, this 4th day of August, 2016. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-11-2017

WARRANTY DEED

Address New Owner: William T. Reiners and Elizabeth E. Stockdale 117 KENNER AVE Nashville, TN 37205-2207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11603008800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Harris** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William T. Reiners and Elizabeth E. Stockdale, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, as shown on the Final Plat of Manning at Belle Meade, 1st Revision of record at Instrument No. 20080107-0001740, Register's Office for Davidson County, Tennessee, revising and superseding Final Plat of Manning at Belle Meade, of record in Instrument No. 200710240125600, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonathan Harris by General Warranty Deed from Chartwell Properties, LLC, recorded on the 2nd day of August, 2012 in Instrument No. 20120802-0068247, in the Register's Office of Davidson County, Tennessee.

Elizabeth M. Harris joins in the signing of this instrument to convey any marital interest she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF MANNING AT BELLE MEADE, 1ST REVISION, as recorded in Instrument No. 20080107-0001740.

Easement for Sanitary Sewers & Storm Drainage, recorded in Instrument No. 20080402-0032756.

This is improved property located at 117 KENNER AVE Nashville, TN 37205-2207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of August, 2016.

Jonathan Harris

Elizabeth M. Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Harris and Elizabeth M. Harris, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2016.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017