Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee 312 Rosa Parks Avenue Tennessee Tower, 24th Floor Nashville, Tennessee 37243-0299	Tax Map and Parcel 159-12-0-009.00	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 15-08-026

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($150,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ROBERT R. HARRIS, JR., AND WIFE, PEGGY FLYNN HARRIS, TENANCY BY THE ENTIRETY** ("Grantors"), have bargained and sold, and by these presents do hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantors' interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a survey of the property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

This is unimproved property located at 5535 Hillview Drive, Nashville, Davidson County, Tennessee 37027, containing 44,601 square feet or 1.024 acres more or less.

R.R.H., Jr.
P.F.H.

BILL GARRETT, Davidson County
Trans:T20160071971 DEEDWARR
Recvd: 08/18/16 10:52 5 pgs
Fees:27.00 Taxes:0.00
20160818-0086320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $150,000.00 State of Tennessee tax exempt.

Affiant

Subscribed and sworn to before me this 16th day of August, 2016.

Notary Public

My Commission expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT 18, 2016

Witness, this the 16th day of August, 2016

ROBERT R. HARRIS, JR.

PEGGY FLYNN HARRIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert R. Harris, Jr. and Peggy Flynn Harris**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 16th day of August, 2016.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT A
Transaction Number 15-08-026

State of Tennessee 1.024 acre Tract (Harris Ph-2) Lot 52 Oak Hill Estates, Section 3 Revised Map 159-12, Parcel 9.00

Being a parcel of land located in Metropolitan Nashville - Davidson County, Tennessee, being Lot 52 Oak Hill Estates, Section 3 Revised as recorded in Plat Book 5200, Page 16 and being the property of Gail H. Neely & Robert R. Harris Jr. of record in Instrument Number 20081107-0111087, bounded on the west by The State of Tennessee, on the north by Lot 53 Oak Hill Estates, Section 3 Revised, on the east by Hillview Drive, and on the south by Lot 51 Oak Hill Estates, Section 3 Revised Plat Book 5200 Page
16, being more particularly described as follows:

Beginning at an Iron Pin Old in the west right-of-way of Hillview Drive and a common corner of Lot 51, having coordinates referenced to the Tennessee Coordinate System
(N.A.D. 1983), being North 624,314.80 and East 1,734,565.60 and being Corner Number 1 as shown on said survey;

Thence, with the common line of Lot 51, South 71 degrees 43 minutes 08 seconds West 365.78 feet to an iron pin new and Corner Number 2 and being a common corner with Lot 51 Oak hill Estates, Section 3 Revised, and The State of Tennessee Book 9651 Page 861;

Thence, with the common line of The State of Tennessee North 22 degrees 57 minutes 00 seconds West 88.37 feet to an iron pin old, being in the South line of Lot 53 and being Corner Number 3;

Thence, with the common line of Lot 53, North 61 degrees 17 minutes 19 seconds East 365.00 feet to an iron pin old and Corner Number 4, North 624,456.78 and East 1,734,503.95 and being 30 feet more or less from the centerline of Hillview Drive;

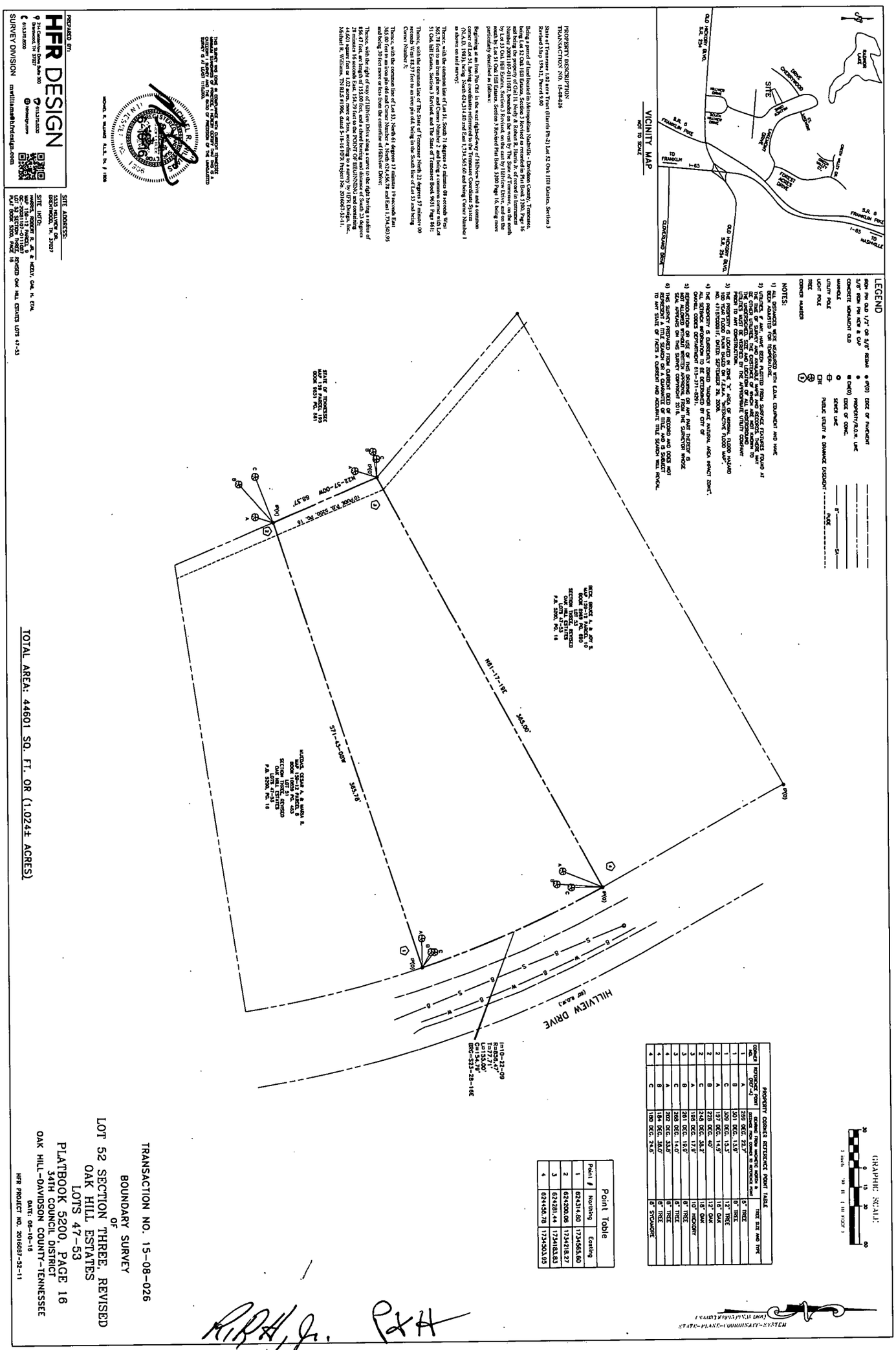
Thence, with the right of way of Hillview Drive along a curve to the right having a radius of 856.47 feet, arc length of 155.00 feet, and a chord bearing of South 23 degrees 28 minutes 16 seconds East to the POINT OF BEGINNING and containing, 44,601 square feet or 1.024 acres, more or less, according to a survey by HFR Design, Inc., Michael R. Williams, TN RLS #1906, dated 5-18-16 HFR Project No. 2016067-52-11.

Being the same property conveyed to Robert R. Harris, Jr. and Peggy Flynn Harris by Quitclaim Deed from R.R. Harris, Jr., Trustee dated 10/09/2008 and recorded on 11/07/2008, Register's Office for Davidson County, Tennessee.

Being also known as 5535 Hillview Drive, Nashville, Tennessee 37027.

Exhibit B
Transaction Number 15-08-026
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years.
2. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 16, Book 4860, Page 3,4 & 5 and Book 161, Page 23, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 5010, Page 245, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. TVA Power Line Easement of record in Book 1165, Page 565, Book 1174, Page 314, Book 1196, Page 304, Book 1196, Page 306, Book 1207, Page 48 and Book 1207, Page 50, in the Register's Office for Davidson County, Tennessee.
5. Agreement as to drainage ditches in Deed of record in Book 5103, Page 11, Register's Office for Davidson County, Tennessee.


TRANSACTION NO. 15-08-026
BOUNDARY SURVEY
OF
LOT 52 SECTION THREE, REVISED
OAK HILL ESTATES
LOTS 47-53
PLATBOOK 5200, PAGE 16
34TH COUNCIL DISTRICT
OAK HILL-DAVIDSON COUNTY-TENNESSEE
DATE: 08-10-16
HFR PROJECT NO. 2016007-32-11
TOTAL AREA: 44601 SQ. FT. OR (1.024± ACRES)
HFR DESIGN
SURVEY DIVISION
PREPARED BY:
SITE ADDRESS:
3333 HILLVIEW DR.
BRENTWOOD, TN. 37027
SITE INFO:
MAP 134-13 PARCEL 9
MAP 134-13 PARCEL 10
GEO. ID 134 13 0 009.00
GEO. ID 134 13 0 010.00
PLAT BOOK 5200, PAGE 16
REVISED OAK HILL ESTATES LOTS 47-53
VICINITY MAP
NOT TO SCALE
LEGEND
NOTES:
PROPERTY DESCRIPTION
TRANSACTION NO. 15-08-026
HILLVIEW DRIVE
(50' R.O.W.)
PROPERTY CORNER REFERENCE POINT TABLE
Point Table
Point # Northing Easting
1 624314.80 1734555.50
2 624300.06 1734218.27
3 624281.44 1734183.83
4 624436.78 1734503.93
GRAPHIC SCALE
STATE PLANE COORDINATE SYSTEM