# WARRANTY DEED

File #16295

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

TONJA BARRON WILLIAMSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF

**RETURN TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-33208

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph Harmon | New Owner | -133-13-0-062.00 |
| (NAME) | (NAME) | |
| 4705 Danby Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211-3605 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Deborah B. Fulcher, Executrix of the Estate of Rebecca Barker, and Deborah B. Fulcher and Roger Donald Barker, individually,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Harmon and Amy Harmon, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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 Lot No. 90 on the Plan of Abbay Hall, Section 1 of record in Plat Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 90 fronts 91 feet on the West side of Danby Drive, and runs back between lines, 214.4 feet on the South line and 225.5 feet on the North line, which is a broken line, to a dead line in the rear on which it measures 61.7 feet.

Being the same property conveyed to Roger Barker and wife, Rebecca Barker by Warranty deed from Gerald E. Sheridan and wife, Catherine R. Sheridan of record in Book 2544, page 99, Register's Office for Davidson County, Tennessee. The said Roger Barker having since died on May 15, 2009, leaving his wife, Rebecca Barker as the surviving tenant by the entirety. The said Rebecca Barker died on February 17, 2016, and by her Last Will and Testament admitted to the Seventh Circuit Court of Davidson County, Tennessee, Probate Division as Docket No. 16P490, devised the subject property equally to her two children, Deborah B. Fulcher and Roger Donald Barker, and further appointed the said Deborah B. Fulcher as the Executrix of her estate.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 4705 Danby Drive, Nashville, TN 37211-3605

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20160073882 DEEDWARR
Recvd: 08/24/16 11:06 2 pgs
Fees:13.00 Taxes:984.20
20160824-0088560

Witness my hand this 19th day of August, 2016.

Deborah B. Fulcher, Executrix

Deborah B. Fulcher, Executrix of the Estate of Rebecca Barker

Roger Donald Barker

Deborah B. Fulcher

Deborah B. Fulcher

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah B. Fulcher, Executrix of the Estate of Rebecca Barker, probate case No. 16P-490 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 19th day of August, 2016.

My commission expires: 9-5-2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Deborah B. Fulcher and Roger Donald Barker, with whom I am personally acquainted (or who proved to me his/her identity 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, at office, this 19th day of August, 2016.

My commission expires: 9-5-2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027