WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160077745 DEEDWARR
Recvd: 09/06/16 11:38 2 pgs
Fees:13.00 Taxes:536.50
20160906-0093273

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF September, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 051
George Brandt	Same	GROUP 07 0
1103 Saunders Avenue		PARCEL 030.00
Madison, Tennessee 37115		

For and in 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,

Mark Kevin Harrison, an unmarried man
and
Cindy Lee Harrison, an unmarried woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

George Brandt and Eric Sox

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 33 on the plan of Section Four, Pleasant Acres, as of record in Book 2133, page 121, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 33 fronts 95 feet on the Easterly side of Saunders Drive and runs back between lines, 367.7 feet on the North line and 337.45 on the South line to a dead line in the rear on which it measures 150 feet

Being the same property conveyed to Mark Kevin Harrison and wife Cindy Lee Harrison, by Warranty Deed from Lloyd T. Owen and wife Thelma Owen, dated August 21, 1998, and recorded in Book 11080 page 392, in the Register of Deeds Office in and for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1103 Saunders Avenue, Madison, Tennessee 37115**.

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.

WITNESS my hand and official seal at office this 1st day of September, 2016.

Mark Kevin Harrison
Mark Kevin Harrison

Cindy Lee Harrison
Cindy Lee Harrison

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mark Kevin Harrison and Cindy Lee Harrison, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMYTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027