BILL GARRETT, Davidson County
Trans:T20160080251 DEEDWARR
Recvd: 09/13/16 14:58 2 pgs
Fees:13.00 Taxes:636.40
20160913-0096311

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $172,000.00 Affiant Subscribed and sworn to before me, this the 12th day of September, 2016. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nadira Freeman	SWBC MORTGAGE	
208 Kennith Drive	9311 SAN PEDRO #100	060-11-0-026.00
Nashville, TN 37207-3327	SAN ANTONIO, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BARTON E. HARRIS AND WIFE, CAROLYN A. HARRIS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NADIRA FREEMAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 14 on the Plan of Hillhurst Acres, Section 5 of record in Plat Book 2854, Page 42, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 130 feet on the Southerly side of Kennith Drive and extends back 339.7 feet on the Westerly line and 339.5 feet on the Easterly line to a dead line measuring 130 feet thereon.

Being the same property conveyed to Barton E. Harris and wife, Carolyn A. Harris by Warranty deed from Trustee of Bethel Church of the Nazarene of record in Book 7399, page 751, Register's Office for Davidson County, Tennessee, dated November 06, 1987 and recorded on November 10, 1987.

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.

This is improved property known as 208 Kennith Drive, Nashville, TN 37207-3327.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of September, 2016.

Barton E. Harris
Barton E. Harris

Carolyn A. Harris
Carolyn A. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barton E. Harris and Carolyn A. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of September, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017