# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103570 DEEDWARR
Recvd: 11/23/16 09:10 2 pgs
Fees:13.00 Taxes:858.40
20161123-0123557

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF NOVEMBER 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVID DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Gary Schott | NEW OWNER | 161 07 0 060.00 000 |
| (NAME) | (NAME) | |
| 5225 Greenleaf Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Thirty-Two Thousand And No/100 Dollars ($232,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kevin M. Harris and wife, Tammy S. Harris**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gary W. Schott, an unmarried man**, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Kingswood Park, of record in Book 2900, page 70, Register's Office for said County.

Said Lot No. 11 fronts 123.0 feet on the westerly margin of Green Leaf Drive and extends back 336.4 feet on the northerly line and 275.0 feet on the southerly line to a broken line in the rear, measuring 157.5 feet thereon.

Being the same property conveyed to Kevin M. Harris and spouse, Tammy S. Harris by Warranty Deed from R. Lee Hudson, Jr. and Carolyn J. Hudson dated July 14, 1993 and recorded July 26, 1993 in Book 9024, Page 256, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 5225 Greenleaf Drive, Nashville, TN 37211

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, has 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 our hands this the 18th day of November, 2016

Kevin M. Harris

Kevin M. Harris

Tammy S. Harris

Tammy S. Harris

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kevin M. Harris and wife, Tammy S. Harris, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th of November, 2016.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-166827SSO