BILL GARRETT, Davidson County
Trans:T20160108252 DEEDWARR
Recvd: 12/08/16 15:52 2 pgs
Fees:13.00 Taxes:2519.70
20161208-0129216

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $681,000.00. Affiant Subscribed and sworn to before me, this the 7th day of December, 2016. Notary Public My commission expires: 7-2-18

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:
Matthew Dolan Campbell	New Owner	
1417 Eastland Avenue		083-05-0-378.00
Nashville, TN 37206		

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, **ZACHARY GLENN HARRIS AND WIFE, CLAIRE RUTTER HARRIS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW DOLAN CAMPBELL, UNMARRIED**, 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 the Westerly 75 feet of the Southerly 250 feet of Block 2 on the Plan of T. P. Weakley's Subdivision of Blocks 1, 2 and 3 of record in Plat Book 161, Page 105, which corrected Plan is of record in Book 421, Page 50 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 Part of said Block fronts 75 feet on the Northerly side of Eastland Avenue and runs back between parallel lines 250 feet to a proposed alley.

Being the same property conveyed to Zachary Glenn Harris and wife, Claire Rutter Harris by Warranty deed from Jack Sanders Holt and Kathy Holt Weedman, individually and as co-executors of the Estate of Nelle Sanders Holt, and Janelle Marie Holt, individually of record in Instrument No. 20120530-0046698 Register's Office for Davidson County, Tennessee, dated May 24, 2012 and recorded on May 30, 2012.

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 1417 Eastland Avenue, Nashville, TN 37206.

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 7th day of December, 2016.

Zachary Glenn Harris

Claire Rutter 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 Zachary Glenn Harris and Claire Rutter 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 7th day of December, 2016.

Notary Public

My Commission Expires: 7-2-18

