This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20170001718 DEEDWARR
Recvd: 01/09/17 08:45 2 pgs
Fees:13.00 Taxes:1539.20
20170109-0001960

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Philip & Mary Catherine Harris 2837 Bronte Avenue Nashville, TN 37206	Guaranty Trust Co. 316 Robert Rose Dr. Murfreesboro, TN 37129	072100-12200

THIS INDENTURE, made this 5th day of January, 2017 between

Vicki J. Conger and Leah Watson, as tenants in common

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Philip Harris and Mary Catherine Harris, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being a part of the A.F. Primrose Property, as shown on the Map of the E.B. Rucker Land, said property shown on the Map recorded in Book 1130, Page 20, Register's Office for Davidson County, Tennessee.

Beginning on the property margin of Bronte Avenue at a point 167.1 feet southwardly from the southwest corner of said Avenue and Litton Avenue; thence with the westerly margin of Bronte Avenue southwardly 75 feet; thence westwardly 116.8 feet; thence northwardly 75 feet; thence eastwardly 118.2 feet to the beginning.

Being the same property conveyed to Vicki J. Conger and Leah Watson, as tenants in common, 1/2 undivided interest each, by Trustee's Deed dated 6/23/15 from Wilson & Associates, PLLC, Successor Trustee of record in Instrument Number 20150630-0062973, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2837 Bronte Avenue, Nashville, TN 37206.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Vicki J. Conger

Leah Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Vicki J. Conger and Leah Watson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 5th day of January, 2017.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $416,000.00.

Leah Watson

Affiant

Sworn to and subscribed before me, this 5th day of January, 2017.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County