Davidson County DEEDWARR
Recvd: 01/23/17 12:39 3 pgs
Fees:18.00 Taxes:451.40
20170123-0007148

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

MFR-1605541

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer L. Valero	American Financial Network	05311004700
(NAME)	(NAME)	
106 Hamblen Ave	10 Pointe Drive Ste 330	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brea, CA 92821	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Glenn Albert Harris, Frank Allan Harris, Donna Louise Harris Hawkins, Susan Elaine Harris Murphey, and Marjorie Anne Harris Wheeler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer L. Valero, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 35 of Block "C" on the Map of Subdivision No. 3 of Life and Casualty Insurance Company's Property at Old Hickory, Tennessee, as of record in Book 974, Page 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darryl A. Harris and Wife, Marjorie W. Harris from Dabney Guill Martin, single, by Installment Deed dated July 25, 1978 of record in Book 5316, Page 824, Register's Office for Davidson County, Tennessee. Marjorie W. Harris having predeceased Darryl A. Harris. Darryl A. Harris a/k/a Darryl Albert Harris having since died testate and under Item III of the Last Will and Testament of Darryl Albert Harris, deceased, of record in Book 8752, Page 873, Register of Deeds Office for Davidson County, Tennessee, and Probate File 08P170, Probate Clerk's Office for Davidson County, Tennessee, property was devised to Glenn Albert Harris, Frank Allan Harris, Donna Louise Harris Hawkins, Susan Elaine Harris Murphey and Marjorie Anne Harris Wheeler.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE MAP OF SUBDIVISION NO. 3 OF LIFE AND CASUALTY INSURANCE COMPANY'S PROPERTY AT OLD HICKORY, TENNESSEE, OF RECORD IN BOOK 974, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 106 Hamblen Ave., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and do covenant with the said GRANTEE that 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 do further covenant and bind , heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 19th day of January, 2017.

Glenn Albert Harris

Frank Allan Harris

Donna Louise Harris Hawkins

Susan Elaine Harris Murphey

Marjorie Anne Harris Wheeler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of January, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Glenn Albert Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written

My Commission Expires: 1-9-18

Notary Public

On this 19th day of January, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frank Allan Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written

My Commission Expires: 1-9-18

Notary Public

On this 19th day of January, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donna Louise Harris Hawkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written

My Commission Expires: 1-9-18

Notary Public

On this 19th day of January, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Susan Elaine Harris Murphey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written

My Commission Expires: 1-9-18

Notary Public

On this 19th day of January, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marjorie Anne Harris Wheeler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written

My Commission Expires: 1-9-18

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commision Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018