STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Diane L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2017.

Sandy Balent
Notary Public
MY COMMISSION EXPIRES: 11-5-19
File No. G17-7352D

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20170012460 DEEDWARR
Recvd: 02/10/17 11:30 2 pgs
Fees:13.00 Taxes:962.00
20170210-0014118

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Glenn A. Harris and Judith G. Harris, husband and wife (NAME)	SAME (NAME)	052-16-0-047.00 & 052-16-0-047.01
1248 Neely's Bend Road (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Clinton Gentry, Devisee of The Estate of Helen McCormick**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Glenn A. Harris and Judith G. Harris, husband and wife,** 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:

Two tracts of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, dated April 10, 1962, as follows:

TRACT I: Beginning in the northerly boundary of Marlin Meadows, Section IV, as of record in Book 2133, pages 66 and 67; at a point 200 feet west of the westerly margin of School Pass; thence with said Subdivision, as follows: north 61° 38' west 349.6 feet to a fence post; continuing with the easterly boundary of said Subdivision, north 31° 19' east 522.8 feet to a point, 627.2 feet south of Neely's Bend road; thence along Patton's southerly line, south 61° 38' east 300.6 feet to a point, 202 feet west of the westerly margin of School Pass; thence south 23° 26' west 99.2 feet; thence south 61° 38' east 202 feet to the westerly margin of School Pass; thence with said Pass, south 23° 26' west 12 feet; thence leaving said Pass, north 61° 38' west 202 feet to a point; thence south 23° 26' west 99.3 feet; thence south 61° 38' east 2 feet; thence south 23° 26' west 312 feet to the beginning.

TRACT II: Beginning at a point in the westerly margin of School Pass, at the northeast corner of the property conveyed to Henry F. Grammer and wife, by deed from E.C. Chance, Inc., as of record in Book 3345, page 331; thence with Grammer's northerly line and his line, extended, north 61° 38' west 202 feet; thence north 23° 26' east 99.3 feet; thence south 61° 38' east 202 feet to the westerly margin of School Pass; thence with said Pass, south 23° 26' west 99.3 feet to the beginning.

BEING the same property conveyed to H.H. McCormick and wife, Helen McCormick from Raymond H. Roberts and wife, Mattie Louise Roberts, by Warranty Deed dated January 20, 1969, in Book 4303, Page 241, in the Register's Office for Davidson County, Tennessee. H.H. McCormick having since died on February 10, 1981, leaving the subject property vested in Helen McCormick as surviving tenant by the entirety. Helen McCormick died testate on September 26, 2015. Pursuant to the Last Will and Testament

of Helen McCormick probated under Case # 15P1788 in the Circuit Court of Davidson County, Tennessee Probate Division, the subject property was devised to Clinton Gentry as devisee under said will.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Easement for Sanitary Sewers/Storm Drainage as recorded in Book 6879, page 16, Register's Office for Davidson County, Tennessee.

2. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 312 School Pass, Madison, TN 37115.

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, have 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. Whenever 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 my/our hand(s) this 8th day of February, 2017.

CLINTON GENTRY, DEVISEE OF THE ESTATE
OF HELEN MCCORMICK

By: _____
Clinton Gentry, Devisee

February 08, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Clinton Gentry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of February, 2017.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066