GSRM
Box 44

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210928** BILL GARRETT, Davidson County Trans:T20170022174 DEEDWARR Recvd: 03/15/17 13:10 2 pgs Fees:13.00 Taxes:3071.00 20170315-0025429	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $830,000.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: M. Taylor Harris and Mary Ann Harris 916 WESTVIEW AVE Nashville TN 37205-4542	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-11-0-021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darwin C. Pankey and Sandra L. Pankey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **M. Taylor Harris and Mary Ann Harris, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of Revised Plat of the New Golf Club Subdivision, of record in Book 421, Page 185, Register's Office for said County.

Said Lot No. 39 fronts 179.7 feet on the Easterly margin of Westview Avenue (formerly Highland Avenue) and extends back 265 feet along the Southerly margin of Forsythe Place which is the Northerly line of the within described lot and 250 feet on the Southerly line to a dead line in the rear, measuring 90 feet more or less thereon.

Being the same property conveyed to Darwin C. Pankey and spouse, Sandra L. Pankey by Warranty Deed from Caroline Hilton Perkins, now known as Caroline Hilton Perkins Ward, and spouse, James Crawford Ward, Jr., recorded on the 17th day of July, 1990 in Deed Book 8154, Page 526, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2017 and thereafter, for tax parcel identification number 130-11-0-021.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAT OF THE NEW GOLF CLUB SUBDIVISION, as recorded in Plat Book 421, Page(s) 185.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 916 WESTVIEW AVE Nashville TN 37205-4542

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of March, 2017.

Darwin C. Pankey

Sandra L. Pankey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darwin C. Pankey and Sandra L. Pankey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018