WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20170023362 DEEDWARR
Recvd: 03/20/17 11:06 2 pgs
Fees: 13.00 Taxes: 2719.50

20170320-0026807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Harris and Allison H. Harris	new owner	130-07-0-043.00
(NAME) 4308 Harding Place	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, MARGARET A. ANDREWS, A/K/A PEGGY A. ANDREWS, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO JAMES T. HARRIS AND ALLISON H. 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:

Land in Davidson County, Tennessee, being the westerly 100 feet of Lot No, 191 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, pages 102 and 103, Register's Office for said County, and being shown as Lot No. 191-A on an unrecorded plat of a re-subdivision of Royal Oaks Subdivision, made by W. B. Southgate, Surveyor, according to said unrecorded plan of said re-subdivision, said part of said Lot No. 191 (or Lot No. 191-A) fronts 100 feet on the north side of Harding Place and runs back 256 1/2 feet on the east line and 253 feet (258' per plat) on the west line, being the easterly margin of Westview Avenue, to the south line of Lot No. 189, on which it measures 100 feet.

Being the same property conveyed to MARGARET A. ANDREWS, by deed from LOUIS C. WILLIAMS, INDIVIDUALLY AND AS TRUSTEE OF THE WILLIAMS TRUST DATED DECEMBER 17, 1973, of record in Book 5855, page 974, dated February 26, 1982, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, pages 102 and 103, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4308 Harding Place, Nashville, TN 37205

(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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my 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. 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 15th day of March, 2017.

Margaret A. Andrews
By: Paul F. Soper, attorney-in-fact

Margaret A. Andrews, a/k/a Peggy A. Andrews
By: Paul F. Soper, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Margaret A. Andrews, a/k/a Peggy A. Andrews as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Margaret A. Andrews, a/k/a Peggy A. Andrews.

Witness my hand and official seal at Nashville this 15th day of March, 2017.

Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/6/17