WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170026826 DEEDWARR
Recvd: 03/30/17 10:55 2 pgs
Fees:13.00 Taxes:4070.00
20170330-0031020

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Mary E. Baughans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chris Harwell	New Owner	130-07-0-149.00
(NAME)	(NAME)	
3822 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gary L. Wilson and wife, Mary Beth Wilson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Chris Harwell and Leah Harwell, 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 Lot No. 2, FINAL PLAT SUBDIVISION OF THE 3822 HARDING PLACE PROPERTY, as shown on plat of record in Plat in Instrument No. 20130515-0048982, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gary L. Wilson and wife, Mary Beth Wilson by Warranty Deed from GMS 2010 Properties, LLC of record in Instrument No. 20140829-0079228, Register's Office for Davidson County, Tennessee, dated August 27, 2014 and recorded on August 29, 2014.

unimproved ☐

This is improved ☑ property, known as 3822 Harding Place, Nashville, TN 37215
(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 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. 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.

RETURN TO: **BOX 10-A**
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hands this 29th day of March, 2017.

Gary L. Wilson

Mary Beth Wilson

State of Tennessee
County of Davidson

Personally appeared before me Gary L. Wilson and Mary Beth Wilson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of March, 2017.

Notary Public Steve Waters
My Commission Expires: _____

File No.: 173003

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-28-2020