THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170311074** BILL GARRETT, Davidson County Trans:T20170033357 DEEDWARR Recvd: 04/20/17 11:22 2 pgs Fees:13.00 Taxes:1663.15 20170420-0038825	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$449,500.00 Affiant Subscribed and sworn to before me, this 17th day of April, 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: Richard C. Harris and Vanessa H. Harris 5931 POST RD Nashville TN 37205-3232	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11609008100

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, **Charles Andrews Nord, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard C. Harris and Vanessa H. 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. 396 on the Plan of Hillwood Estates Section 15, as of record in Plat Book 2900, Page 117, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Andrews Nord, unmarried by Warranty Deed from Kay Kinsey Watkins, unmarried recorded on the 29th day of September, 1999 in Deed Book 11680, Page 154, 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.

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 HILLWOOD ESTATES SECTION 15, as recorded in Plat Book 2900, Page(s) 117.

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

This is improved property located at 5931 POST RD Nashville TN 37205-3232

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 17th day of April, 2017.

Charles Andrews Nord

Angela L Nord

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Andrews Nord and Angela L Nord, 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 17th day of April, 2017.

Notary Public

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018