WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170043142 DEEDWARR
Recvd: 05/22/17 09:51 2 pgs
Fees: 13.00 Taxes: 962.00
20170522-0050348

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-29-2020

STATE OF TENNESSEE
COUNTY OF Davidson

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

Kayla Anne Boyce
Affiant

Subscribed and sworn to before me this 19th day of May, 2017.

Notary Public
My Commission expires: (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kayla Anne Boyce	First Choice Lending Services, LLC	04214008800
105 Head Drive	9821 Cogdill Road Suite 2	
Madison, TN 37115	Knoxville, TN 37932	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jonathan Harris, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kayla Anne Boyce, a single female and Matthew A. Lister, a single male, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being land in Davidson County, Tennessee, being in the 11th Civil District of Davidson County, Tennessee, and being part of a tract marked "For Future Development", on the Plan of Head's Addition as of record in Book 1835, Page 100, Register's Office for Davidson County, Tennessee and described according to a survey by John Kohl and Company, dated March 8, 1985, as follows:

Beginning at a point in easterly margin of Head Drive, as widened by a conveyance to State of Tennessee, Department of Highways recorded in Book 4029, Page 705, said point being 2 deg. 45' West 266.8 feet from the south margin of Old Hickory Boulevard, as shown on the above referred plan, being the northeast corner of the property conveyed to the State of Tennessee by deed in Book 4029, Page 705 to widen Head Drive; thence with the margin of said Drive, as widened, South 2 deg. 45' West 125 feet to the Northwest corner of the property conveyed to William Hershell Moore and wife, in Book 2105, Page 605, Register's Office for Davidson County, Tennessee; thence with Moore's North line South 87 deg. 15' East 140 feet to a point in the West line of Lot 4 Head's Addition; thence with the West line of Lots 3 and 4, North 2 deg. 45' East 125 feet to a point; thence North 87 deg. 15' West 140 feet to the point of beginning.

Being the same property conveyed to Jonathan Harris, from Kevin Ensley Bayless, by deed on March 2, 2017, of record in Instrument Number 20170315-0025456, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1835, Page 100, Register's Office for Davidson County, Tennessee.
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This is improved property known as: **105 Head Drive, Nashville, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 19, 2017.

Jonathan Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jonathan Harris** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 19, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY