WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170056118 DEEDWARR
Recvd: 06/30/17 10:55 2 pgs
Fees: 13.00 Taxes: 1258.00

20170630-0066012

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of June, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C M CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Harmon Kaylee Harmon	Fifth Third Mortgage	11905026700
(NAME)	(NAME)	
301 Lutie St.	5001 Kingsley Dr., MC 1MOB2X	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Cincinatti, OH 45227	
(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, **Rebecca L. Golden and Michael A. Golden,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew W. Harmon and Kaylee R. Harmon, 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. 61, Block 26, on the Map of Re-subdivision of Lots 4, 5, 6, 7, 8, 9, in Block 27, Lots 2, 3, 5, 6, in Block 26 & Block 23 & 24 on the Plan of Cumberland Nurseries, of record in Plat Book 161, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca L. Golden and spouse, Michael A. Golden, by deed of record in Instrument No. 20150605-0052703, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 301 Lutie St., Nashville, TN 37210
(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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 04128

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

Rebecca L. Golden

Michael A. Golden

State of Tennessee
County of Williamson

Personally appeared before me Michael A. Golden, 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 June, 2017.

Notary Public
My Commission Expires:



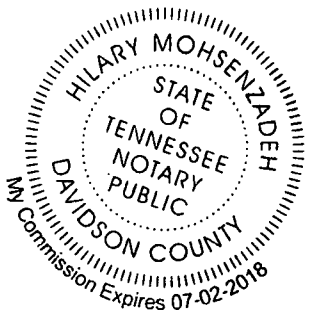
State of

County of

Personally appeared before me Rebecca L. Golden, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this

Notary Public
My Commission Expires:



File No.: 12204