BILL GARRETT, Davidson County
Trans:T20170066861 DEEDWARR
Recvd: 08/03/17 10:47 2 pgs
Fees:13.00 Taxes:573.50
20170803-0079184

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Amanda Vaughn
Affiant

Subscribed and sworn to before me, this the 31st day of July, 2017.

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Rachel Odom
Notary Public
My Commission Expires: 5-19-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Phillip F. Hood 837 Eastern Pkwy Louisville, KY 40217	NEW OWNER	150-09-153.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Thomas Taube and spouse, Thomas Harmon,,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Phillip F. Hood, unmarried**, 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:

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

Land in Davidson County, Tennessee, being all of Lot No. 80, on the plan of Phase I Forest View Park Section V, of record in Plat Book 6250, Page 203 and amended in Book 6565, Page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas Taube, an unmarried man by Warranty Deed from Tennessee Housing Development Agency, recorded on the 28th day of September, 2009 in Instrument No. 20090928-0089764, in the Register's Office of Davidson County, Tennessee.

Thomas Harmon executes this instrument for the purpose of conveying any/all interest he may have in subject property by virtue of his marriage to Thomas Taube.

This is ☒ Improved OR ☐ Unimproved property located at: 3105 Cedarcliff Circle, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 28th day of July, 2017.

Thomas Taube

Thomas Harmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Thomas Taube and Thomas Harmon,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of July, 2017.

Notary Public
My Commission expires: 5/5/2020



