Davidson County DEEDWARR
Recvd: 08/03/17 15:48 2 pgs
Fees:13.00 Taxes:2368.00
20170803-0079543

WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$640,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 1st day of August, 2017

Notary Public
My Commission expires: 7/8/19
(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:
James Head	American Bank & Trust of the Cumberlands	105-02-0-P-001.00CO
120 9th Circle South	808 West Main Street P.O. Box 40	
Nashville, TN 37203	Livingston, TN 38570	

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, **Richard J. Harris, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Head, unmarried,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 120, of 120 9th Circle Townhomes, as shown on Declaration of Protective Covenants, Conditions and Restrictions, a Townhouse Planned Unit Development of record in Instrument Number 20160129-0009046, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard J. Harris, as Trustee for The Mattie Roberts Family Land Trust, by deed from Mattie L. Roberts, a single person, on August 27, 2015, of record in Instrument Number 20150904-0090238, Register's Office for Davidson County, Tennessee. And further conveyed to Richard J. Harris, unmarried by Quitclaim Deed of record in Instrument Number 20151007-0102121, said Register's Office.

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

- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20160129-0009046, Register's Office for Davidson County, Tennessee.
- Subject to all matters of record in Book 5060, page 19; Book 4220, page 723; and Book 4860, page 25, Register's Office for Davidson County, Tennessee.

This is improved property known as: **120 9th Circle South, Nashville, TN 37203**

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 August 1, 2017.

Richard J. 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 **Richard J. Harris** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 1, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.