This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County DEEDWARR
Recvd: 08/14/17 11:54 3 pgs
Fees:18.00 Taxes:370.00
20170814-0083109

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 100,000.00

Billie Jean Harden
Affiant Signature

Subscribed and sworn to before me on this the 14th day of August, 2017

Notary Public

My Commission expires 6/19/21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Keith Harmon
1707 Lillian Street
Nashville, TN 37206-2039
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 08314020301

WARRANTY DEED

17NT00280

Effective the 14th day of August, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BILLIE JEAN HARDEN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KEITH HARMON, UNMARRIED MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF THE RESUBDIVISION OF LOTS 85 AND 86, EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION OF RECORD IN BOOK 57, PAGE 130, REGISTER'S OFFICE FOR SAID COUNTY, SAID RESUBDIVISION BEING OF RECORD IN BOOK 3500, PAGE 62, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO BILLIE JEAN HARDEN\ BY QUIT CLAIM DEED FROM BILLIE JEAN HARDEN , PERSONAL REPRESENTATIVE OF THE ESTATE OF BETTY SUE HORAN AS RECORDED 7-25-17 AS INSTRUMENT NO. 20170725-0075257.

BEING THE SAME PROPERTY CONVEYED TO BETTY SUE HORAN, SINGLE BY WARRANTY DEED FROM ALVEN S. GHERTNER AND WIFE, JEAN F. GHERTNER AS RECORDED 5-13-65 IN BOOK 3890, PAGE 544.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
1707 Lillian St., Nashville, TN 37206.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the ~~11~~ 14th day of August, 2017.

Billie Jean Harden

Billie Jean Harden

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Billie Jean Harden, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 14th day of August, 2017.

Notary Public

My commission expires: 6-19-21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Edward A. Cooper, 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 Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY