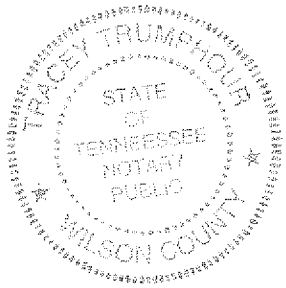
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 5.11.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tarlina Houser	Bank of Tennessee	10816029900
(NAME)	(NAME)	
1404 Timber Valley Drive	301 Center St, PO Box 4980	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Johnson City, TN 37602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/25/17 10:16 3 pgs
Fees:18.00 Taxes:495.80
20170825-0087487

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James D. Harvey**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tarlina Houser unmarried woman**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot 80B of the Zone Lot Division of Lot 80 Percy Priest Woods, Section II, of record in Plat Book 6250, Page 470, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James D. Harvey, unmarried by Deed from Lynn Ann Nelson Daugherty, married, dated 07/15/1999, recorded 07/20/1999, of record in Book 11580, Page 380, in the Register's Office for Davidson County, Tennessee. The said James D. Harvey having since married. His wife, Liz J. Harvey joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6250, Page 470, amending Plat Book 5800, Page 259; Covenants, conditions, easements and restrictions of record in Book 5984, Page 865, and recorded in Book 6093, Page 392, Amended Restrictive Covenants of record in Book 6020, Page 270, Amended Restrictive Covenants of record in Book 6097, Page 11, Amended in Book 6353, Page 307, and Amended in Book 6560, Page 667; Easement contained in Warranty Deed of record in Book 6071, Page 482; Easement of Ingress and Egress of record in Book 6071, Page 491; Sanitation Easement of record in Book 6095, Page 803; Water Main Deed of Conveyance of record in Book 6147, Page 886, of record in Book 6147, Page 893, of record in Book 6147, Page 898 and of record in Book 6314, Page 41, in the Register's Office for Davidson County, Tennessee.Land located in Davidson County, Tennessee, being all of Lot 80B of the Zone Lot Division of Lot 80 Percy Priest Woods, Section II, of record in Plat Book 6250, Page 470, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1404 Timber Valley Drive, Nashville, TN 37214

(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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.

Witness my hand this 24th day of August, 2017.

James D. Harvey

State of Tennessee
County of Wilson

Personally appeared before me James D. Harvey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of August, 2017.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMGHOLD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

