**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0887HV

Davidson County DEEDWARR
Recvd: 08/29/17 16:11 3 pgs
Fees:18.00 Taxes:462.50
**20170829-0088887**

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

KIMIE PEARL TENNESSEE NOTARY PUBLIC My Comm Exp. FEBRUARY 2, 2020 COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of August, 2017.

Notary Public
Commission Expires: 2/22/2020

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Yolanda Keel<br>1210 Quail Road<br>Nashville, TN 37214 | Bank of Tennessee<br>PO Box 4980<br>Johnson City, TN 37602-4980 | 108-08-0D-008.00<br>CO |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Roy Harris, unmarried man**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Yolanda Keel, unmarried woman**

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 condominium apartment in Davidson County, Tennessee, described as follows: Unit 8, Lot No. 16, in a Horizontal Property Regime as shown on the Condominium Site Plan, Phase 4, Lots 16, 17, 18, 77, 78 & 79 of Section Two, Quail Valley as of record in Plat Book 5800, Pages 69 and 70, Master Deed of record in Book 5884, Page 534 and Book 5903, Page 149, Amended to Master Deed of record in Book 6081, Page 130, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Roy Harris by Warranty Deed from Pamela Rae Billingsley, dated 9/7/01 and recorded 9/12/01 in Instrument No. 20010912-0099194, Register's Office for Davidson County, Tennessee.

The said Bobbie Harris having since died on July 1, 2017, leaving Roy Harris as the surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1210 Quail Road, Nashville, TN 37214.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of August, 2017.

Roy Harris

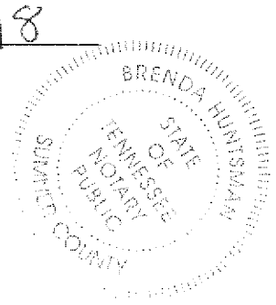
Roy Harris

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roy Harris** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Brenda Huntsman

Notary Public
My Commission Expires: 11/2018




(Notary Seal)

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.

Sheila McCord

Notary Public

My commission expires: 3/19/19

