BILL GARRETT, Davidson County
Trans:T20170075676 DEEDWARR
Recvd: 08/30/17 10:37 3 pgs
Fees:18.00 Taxes:555.00
20170830-0089142

Prepared by:

Bobo, Hunt, White & Burk
111 West Side Square
Shelbyville, TN 37160

Information contained in this Deed was furnished by the parties.

Tax Responsibility:

Jon T. Harris -- Owner
1161 Gant Rd.
Shelbyville, TN 37160

Map 173, Group 5, A, Parcel 6

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, KENNETH BRADLEY BEARD, an unmarried man, have this day bargained and sold and do hereby sell, transfer and convey unto JON T. HARRIS, his heirs and assigns, certain real estate lying and being in the Thirty-first (31st) Civil District of Davidson County, Tennessee, and being more particularly described as follows:

That certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

BEING all of Lot No. Six (6) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-00847991 and Amended of record in Instrument Number 20051114-0136938, of the Register's Office, to which plat reference is hereby made for a more complete description of said property.

subject [sic] to Master Deed and By-Laws of record in Instrument Number 20050721-0084791, Re-recorded of record in Instrument Number 20050805-0092480 and Amended of record in Instrument Number 20051114-0136938; Easement to Metro of record in Instrument Number 20050721-0084791; Charter of Home Owners Association included in Master Deed as Exhibit B; Planned Unit Development Boundary of record in Instrument Number 20050128-0010427; all matters shown on said Master Deed of record in Instrument Number 20050721-

LAW OFFICES
BOBO, HUNT,
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111 N. SPRING ST.
SUITE 202
P.O. BOX 169
SHELBYVILLE, TN 37162

0084791 and Amended of record in Instrument Number 20051114-0136938; all of said Register's Office.

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Being the same property conveyed to Heather Beard and Kenneth Bradley Beard, Joint with Right of Survivorship, by Warranty Deed from Ole South Properties, Inc., dated January 27, 2006, of record in Instrument Number 20060127-0010742, Register's Office for Davidson County, Tennessee. See also, Quitclaim Deed to Kenneth Bradley Beard, an unmarried man, from Heather L. Beard, a married woman, joined by her spouse, Jonathan Apgar, and Kenneth Bradley Beard, an unmarried man, dated May 22, 2013, of record in Instrument Number20130607-0058280, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said JON T. HARRIS, his heirs and assigns, forever.

I covenant that I am lawfully seized and possessed of said property; have a good and lawful right to sell and convey the same, and that it is free and unencumbered, except for restrictions of record, if any.

I further covenant and bind myself, my heirs, representatives and assigns, to forever warrant and defend the title to said property unto the said JON T. HARRIS, his heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

Witness my signature, this 29th day of August, 2017.

Kenneth Bradley Beard

Kenneth Bradley Beard

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STATE OF TENNESSEE,
COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named KENNETH BRADLEY BEARD, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Shelbyville, Tennessee, this 29th day of August, 2017.

M. Winchester
Notary Public

My commission expires: 10/10/17

M. WINCHESTER
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $150.000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 29th day of August, 2017.

M. Winchester
Notary Public or Register

My commission expires: 10/10/17

M. WINCHESTER
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

After Recording, Mail to Buyer at:

Same