THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170712829

Bill Garrett Davidson County
Batch# 2807 DEEDWARR
09/21/2017 08:47:21 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20170921-0096645

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $175,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of September, 2017.

Notary Public
My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tone M. Harris 2949 Owendale Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 150-09-0-089.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tina Harris and Terence Harris, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tone M. Harris, single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Section Four - Phase One, Forest View Park, of record in Plat Book 5800, page 289, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TINA HARRIS and TERENCE HARRIS, WIFE AND HUSBAND, by deed from BETTY C. BAXTER, WIDOW, of record in Instrument No. 20170515-0047656, dated May 4, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 150-09-0-089.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5800, page 289, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 6312, page 609, said Register's Office.

This is improved property located at 2949 Owendale Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2017.

Tina Harris

Terence Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tina Harris and Terence Harris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021