Bill Garrett Davidson County
Batch# 4100 DEEDWARR
09/25/2017 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20170925-0097905

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: DEC 27 2017
(AFFIX SEAL)

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily C. DePriest	First Liberty Financial Mortgage	Map 61-16
(NAME)	(NAME)	
1241 Ardee Avenue	9520 Ormsby Station	Parcel 190.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Road Ste 20 Louisville KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jenny R. Harris, an unmarried woman, Elizabeth L. Harris, and Scott B. Harris, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emily C. DePriest, unmarried,** 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 Davidson County, Tennessee, being Lot N. 46 of Block "C" on the map of the re-subdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 46 fronts 50 feet on the Northerly side of Ardee Avenue and runs back 299.7 feet on the westerly line and 302.2 on the easterly line to a dead line, measuring 50 feet thereon, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Jenny R. Harris, Elizabeth L. Harris, and husband, Scott B. Harris by Warranty Deed from Dale I. Bales, filed for record on March 5, 2012 as Instrument No. 20120305-0019292, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1241 Ardee Avenue, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do 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 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/our hands this 14th day of September, 2017.

Jenny R. Harris

Elizabeth L. Harris
By: Jenny R. Harris, Attorney in Fact

Scott B. Harris
By: Jenny R. Harris, Attorney in Fact

State of Tennessee
County of Davidson

Personally appeared before me **Jenny R. Harris**, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of September, 2017.

My Commission Expires: 3-6-2018

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

Notary Public Robert L. Scruggs

STATE OFF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of September, 2017, before me personally appeared, **Jenny R. Harris**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Elizabeth L. Harris and Scott B. Harris** and acknowledged that he executed the same as the free act and deed of **Elizabeth L. Harris and Scott B. Harris.**

Witness my hand and official seal this 14th day of September, 2017.

My Commission Expires: 3-6-2018

Notary Public

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

File No.: 38171

True Copy Certification

I, KRISTEN TRAINI, 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 Sumner

Personally appeared before me, Kemberly Powell a notary public for this county and state, KRISTEN TRAINI 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: 3-30-21

Notary's Seal (if on paper)

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY