FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$130,000.00~~ 129,500.00
Bill Garrett Davidson County Batch# 5939 **DEEDWARR** 09/29/2017 10:34:12 AM 2 pgs Fees: $13.00 Taxes: $478.41 20170929-0099802	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 27, 2017.** Notary Public MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**17-0408**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Paul Wessels	New Owner	**136-3B-51.00 CO**
(NAME) **3880 Priest Lake Drive, 96**	(NAME)	
(ADDRESS) **Nashville,TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Keith B. Harris and wife, Rebecca Harris** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Paul Wessels, an unmarried individual,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 96, Building No. 24, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131 and re-recorded in Book 4675, Page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Steven L. Schneider, married by Warranty Deed from Michelle A. Mills, unmarried, and Michael F. McClearn and wife, Shirley E. McClearn dated April 29, 2011, filed of record in Instrument No. 20110517-0037631, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Keith B. Harris, an unmarried individual, by Warranty Deed from Steven L. Schneider, married, dated February 10, 2017, filed of record in Instrument No. 20170216-~~0015937~~ 0015937, in the Register's Office of Davidson County, Tennessee.

The spouse of Keith B. Harris, Rebecca Harris, hereby joins in this conveyance to relinquish all marital rights and other.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3880 Priest Lake Drive, 96, Nashville, TN 37217**
(House Number) (Street) (City, State) (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

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.

IN WITNESS WHEREOF, this instrument has been executed on this the **27th** day of **September, 2017**.

Keith B. Harris

Rebecca Harris

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Keith B. Harris and Rebecca Harris**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **27th** day of **September, 2017**.

NOTARY PUBLIC

My Commission Expires:

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
9-6-20