WARRANTY DEED

Bill Garrett Davidson County
Batch# 8970 DEEDWARR
10/05/2017 12:25:25 PM 2 pgs
Fees: $13.00 Taxes: $3,959.00

20171005-0102469

JASON LASHLEE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMM. EXP. JULY 28, 2018

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,070,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Thomas M. Harmon and Lana H. Harmon	RELIANT BANK	116-15-83
(NAME) 4325 Signal Hill Drive	(NAME) 105 CONTINENTAL PL, STE 300	
(ADDRESS) Nashville, TN 37205	(ADDRESS) BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172423

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, I/we, **Richards Jay Ellis, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Thomas M. Harmon and wife, Lana H. Harmon**, 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 the Westerly 40 feet of Lot No. 3 and all of Lot No. 2 of Block 9 on the Plan of Re-subdivision of a part of Royal Oak Subdivision, as of record in Plat Book 547, page 167, said Register's Office, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Richards Jay Ellis, unmarried by deed from Dorothy J. Ellis, unmarried, dated August 22, 2017, of record in Instrument No. 20170918-0095151, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 547, page 167, Register's Office for said County; (b) Easements for water mains of record in Book 613, page 404 and Book 924, page 24, Register's Office for said County; and (c) Temporary construction easement for sanitary sewer of record in Book 5787, page 212, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 4325 Signal Hill Drive, Nashville, TN 37205
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of September, 2017

Richards Jay Ellis

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Richards Jay Ellis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of September, 2017.

Notary Public

My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY