WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$240,000.00**

Affiant

Subscribed and sworn to before me this 10 day of October, 2017

Notary Public
My Commission expires: 2/14/2020
(Affix Seal)

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Robert L. Follett	Same	050-15-0-201.00
3324 Parkway Drive		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jonathan Harris**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert L. Follett, unmarried and Chelsia L. Stone**, unmarried, Joint Tenants with Right of Survivorship their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No.19 on the Plan of Sky View, of record in Book 2331, pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Harris by Warranty Deed from Tracy Moseley and Diana Moseley dated April 17, 2017, of record in Instrument No. 20170426-0040986, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $981.11 for county and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 050-15-0-201.00.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, page 54 and 55, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2444, page 576, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3324 Parkway Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

Bill Garrett Davidson County
Batch# 16301 DEEDWARR
10/23/2017 08:35:30 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20171023-0107951

WITNESS our hands this October 16, 2017.

Jonathan Harris

Jonathan Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jonathan Harris** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 16, 2017

My commission expires 6/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.05.19

True Copy Certification