WARRANTY DEED

Bill Garrett Davidson County
Batch# 30923 DEEDWARR
11/29/2017 11:23:45 AM 2 pgs
Fees: $13.00 Taxes: $566.10

20171129-0121699

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Connie J Falk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2017

Shelliah Ambrosey
Notary Public

MY COMMISSION EXPIRES: 03/05/2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

SHELLIAH AMBROSEY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Bennett, PLC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Connie J. Falk	Connie J. Falk	075-08-0-140.00
(NAME)	(NAME)	
391 Lakeshore Drive	391 Lakeshore Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kevin Harville and wife, Chassity Harville**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Connie J. Falk**, hereinafter called the GRANTEE(S), 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 No. 155, on the plan of Section 1, Highlands of Tulip Grove, of record in Plat Book 4675, Page 26, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to David W. Cowan and wife, Catherine L. Cowan by Warranty Deed dated 09/17/1998 from Phillip M. Spears and wife, Cheri R. Spears of record in Book 11151, Page 896, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin Harville and wife, Chassity Harville by Warranty Deed dated 10/31/2017 from Catherine L. Cowan of record in Instrument 20171102-0112520, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 4675, Page 26, Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Book 4793, Page 157, Register's Office for Davidson County, Tennessee.
County of Davidson taxes for the year 2017 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 648 Dutchmans Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-40726
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 15th day of November, 2017.

Kevin Harville

Chassity Harville

State of Tennessee
County of ~~Williamson~~ Davidson

Personally appeared before me Kevin Harville and Chassity Harville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~9th~~ 15th day of ~~October~~ November, 2017.

~~Notary Public Donald R. Barrett~~ SHELIAH AMBURGEY
My Commission Expires: 03/03/2020

SHELIAH AMBURGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar 3, 2020

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064