WARRANTY DEED

Bill Garrett Davidson County
Batch# 56387 DEEDWARR
02/08/2018 09:25:31 AM 2 pgs
Fees: $13.00 Taxes: $240.50

20180208-0012665

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Tommy R. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas John Anderson	Bancorpsouth Mtg. 2nd Floor	Map 052-16-0A-042.00 CO
(NAME)	(NAME)	
1301 Neely's Bend Road, Apartment E-42	2778 West Jackson St.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Tupelo MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Tommy R. Harris and Robert Taylor Harris, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nicholas John Anderson, an unmarried man, 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:

Apartment Unit No. E-42 of Neely's Bend Condominium created under Title 64, Section 2701 et seq. as amended, Tennessee Code Annotated, and as established by Master Deed, of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with undivided percentage interest in the common Elements appurtanant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference in hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200 said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Tommy R. Harris and Robert Taylor Harris by deed from Malinda Mason, April Yenson and Mark Mason of record in Book 20040303, Page 0024151, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5483, Page 86, said Register's Office.

This conveyance is subject to restrictions of record in Book 5476, Page 765, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 5200, Page 200, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1301 Neely's Bend Road, Apartment E-42, Madison, TN 37115
(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 our hands this 5th day of February, 2018.

Tommy R. Harris

Robert Taylor Harris

STATE OF TENNESSEE

COUNTY OF Robertson

On this 5th day of February, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tommy R. Harris and Robert Taylor Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires:

3-24-20

Notary Public,