Bill Garrett Davidson County
Batch# 61259 DEEDWARR
02/22/2018 08:42:52 AM 2 pgs
Fees: $13.00 Taxes: $834.72
20180222-0016675

RETURN DOCUMENT TO:
BELLE MEADE TITLE & ESCROW CORP.
109 KENNER AVENUE, SUITE 201
NASHVILLE, TENNESSEE 37205
BOX 26B FILE# 18-01-15573

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Barbara K. Harlan	New Owner	143030d11500co
3429 Buchanan Street		
Hollywood, FL 33021		

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Jim D. Harris, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Barbara K. Harlan, a single person (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davison County, Tennessee, being Unit No. 115 on the Revised Plan of Harpeth Trace Highrise, of record in Book 5050, page 47, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jim D. Harris, a single person by Warranty Deed from James C. Ramsay and Charlene N. Ramsay of record in Instrument Number 20050112-0004576, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 115 Harpeth Trace Drive, Nashville, Tennessee 37221.

This conveyance is subject to the following:

1. Taxes for the year 2018 for Davidson County, Tennessee.
2. To all matters as disclosed on plat of record in Book 5050, page 47, Register's Office for Davidson County, Tennessee.
3. Charter of Harpeth Trace HOA of record in Book 5120, page 199; Book 6556, page 693 and Book 8052, page 512, said Register's Office for Davison County, Tennessee.
4. Covenants of record in Book 5120, page 918, said Register's Office for Davison County, Tennessee.
5. Master Deed of record in Book 5116, page 751; Book 5182, page 767 and Book 5182, page 769, said Register's Office for Davison County, Tennessee.
6. Easements of record in Book 3930, page 192, Book 4734, page 901; Book 4889, page 192; Book 5099, page 783, Bok 5142, page 690 and Book 5142, page 694, said Register's Office for Davison County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $225,600.00.
(
(
(Subscribed and sworn to before me
(this 16th day of February, 2018.
(
(My Commission Expires: May 7, 2021

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor further covenants and binds, himself, his heir and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

JIM D. HARRIS

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 16th day of February, in the year 2018, before me the undersigned, personally appeared Jim D. Harris, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed the foregoing instrument for the purpose therein contained.

My Commission Expires: May 7, 2021

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires