Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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WARRANTY DEED

Bill Garrett Davidson County
Batch# 64698 DEEDWARR
03/02/2018 01:12:10 PM 2 pgs
Fees: $13.00 Taxes: $2,423.50

20180302-0019945

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $655,000.00

Mary B. Edmondson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF FEBRUARY, 2018

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY:
Jim R. Vanderpool, P.C., 256 Seaboard Lane, Ste 104, Franklin, TN 37067
file # 18-9332

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Rebecca Y. Harris and Julius M. Harris	New Owner	15903000500
5323 Lancelot Road	PO Box 22972	
Brentwood, TN 37027	Nashville, TN 37202	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARY L. DICKERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

REBECCA Y. HARRIS AND JULIUS M. HARRIS, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5323 Lancelot Road, Brentwood, TN 37027

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), their heirs and/or 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), their heirs and/or 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 hand on the 28th day of February, 2018.

Mary L. Dickerson

William R. Dickerson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MARY L. DICKERSON AND WILLIAM R. DICKERSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February, 2018.

Notary Public

My Commission Expires: *3-15-2020*

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

18-9332

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Camelot Acres, Section 2 of record in Plat Book 3700, Page 151, Register's Office for said County. Said Lot No. 40 which is a corner lot, fronts 260.82 feet on the broken Westerly margin of Lancelot Road and fronts 173.0 feet on the Northerly margin of Camelot Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 184.9 feet on the Northerly line and 186.65 feet on the Westerly line, to a point of intersection.

Being the same property conveyed by Warranty Deed from James H. Milby and spouse, Olive F. Milby to William R. Dickerson and spouse, Mary Dickerson, as recorded on the 3rd day of February, 1997 in Deed Book 10336, Page 641 and Quitclaim Deed from William R. Dickerson and spouse, Mary Dickerson to Mary L. Dickerson, as recorded on the 10th day of March, 2005 in Instrument No. 20050310-0026777, in the Register's Office of Davidson County, Tennessee.

* William R. Dickerson joins in this conveyance to convey any and all interest he may have in this property.

This property having an address of 5323 Camelot Road, Brentwood TN 37027 aka 5323 Lancelot Road, Brentwood, TN 37027

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CAMELOT ACRES, SECTION 2, as recorded in Plat Book 3700, Page(s) 151, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4193, Page 144, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).