**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0236

Bill Garrett Davidson County
Batch# 66295 DEEDWARR
03/07/2018 02:09:11 PM 2 pgs
Fees: $13.00 Taxes: $685.34
20180307-0021595

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,225.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2018

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Notary Public
Commission Expires: 12/15/21

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Joel C. Harrison<br>3813 Bonnacreek Drive<br>Hermitage, TN 37076 | New Owner | 074-16-0-173.00 |

## WARRANTY DEED

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

**Bettie S. Stratton**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Joel C. Harrison, 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:

Land in Davidson County, Tennessee, being Lot No. 970 on the Plan of Section Eleven, Hermitage Hills, of record in Plat Book 3600, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 970 fronts 80 feet on the Southerly margin of Bonnacreek Drive and runs back between lines measuring 155 feet on the Easterly side and 152.72 feet on the Westerly side to a line in the rear on which it measures 80.36 feet.

Being the same property conveyed to F. E. Stratton, Jr. & Bettie S. Stratton, Custodians and Jerry F. Ford, Trustees for Frank E. Stratton III and Susan Lynn Stratton by Warranty deed from G.W. Syler, Jr. and wife, Judy Syler of record in Book 4257, page 333, Register's Office for Davidson County, Tennessee, dated June 14, 1968 and recorded on August 06, 1968.

Being the same property conveyed to Frank E. Stratton, Jr. and Bettie S. Stratton by Quitclaim deed from F. E. Stratton, Jr., Custodian, Bettie S. Stratton, Custodian, Jerry F. Ford, Trustee, Frank E. Stratton, III and Susan Lynn Stratton of record in Book 6185, page 267, Register's Office for Davidson County, Tennessee, dated November 29, 1983 and recorded on December 01, 1983.

Being the same property conveyed to Bettie S. Stratton by Quitclaim deed from Frank E. Stratton, Jr. of record in Instrument No. 20141107-0103190 Register's Office for Davidson County, Tennessee, dated November 05, 2014 and recorded on November 07, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3813 Bonnacreek Drive, Hermitage, TN 37076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of February, 2018.

Bettie S. Stratton by Frank Stratton attorney in fact

Bettie S. Stratton by Frank Stratton, attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 28th day of February, 2018, before me personally appeared Frank Stratton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bettie S. Stratton and acknowledged that he executed the same as his free act and deed for the purposes herein contained by virtue of that Specific Power of Attorney recorded in Book *_____, Page _____, in the Register's Office for Davidson County, Tennessee. * 20180307-0021594

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

K. Williams

NOTARY PUBLIC

My Commission Expires: 5.6.19

(Notary Seal)

