WARRANTY DEED

Bill Garrett Davidson County
Batch# 69546 DEEDWARR
03/15/2018 10:29:41 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20180315-0024401

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

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Kerry S. Coombs	new owner	145-14-OB-001.00CO
(NAME)	(NAME)	
5406 Granny White Pike		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Timothy C. Harvey, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kerry S. Coombs and Holly A. Coombs, husband and wife**, hereinafter called the GRANTEE (S), their heirs and/or 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 Unit No. A of Homes at 5406 and 5408 Granny White Pike, as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 5406 and 5408 Granny White Pike, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151116-0116231, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Timothy C. Harvey, married by Deed from Phillip L. Bennett and Judy S. Bennett, husband and wife of record in Instrument No. 20150528-0049062, Register's Office for Davidson County, Tennessee dated May 22, 2015 and recorded on May 28, 2015.

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 5406 Granny White Pike, Brentwood, TN 37027
(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 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 my hand this 9th day of March, 2018.

Timothy C. Harvey

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 9th day of March, 2018.

Notary Public
My Commission Expires: 11/4/21

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

WILLIAMSON COUNTY K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC