**Prepared By & Return To:**
Evolve Title & Escrow, LLC
7984 Coley Davis Road, Ste. D
Nashville, TN 37221
2018030024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of March 2018.

Notary Public

Commission Expiration:

MARILYN GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Bill Garrett Davidson County
Batch# 74907 DEEDWARR
03/29/2018 02:27:19 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20180329-0029600

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Troy Harrison and Jean Harrison<br>1507 Wendell Avenue<br>Nashville, TN 37206 | SAME AS NEW OWNER. | 073 13 0 078.00 |

# 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,

**Bryan J. Douglas and Lauren Douglas husband and wife**

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

**Troy Harrison and Jean Harrison husband and wife**

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. 12 on the Map of Dugger Heights, No. Two, as of record in Book 1424, Page 135, Register's Office for Davidson County. Tennessee. Said Lot No. 12 fronts 70 feet on the east side of Wendell Avenue and runs back between lines 242.9 feet on the north line and 247.7 feet on the south line to a line in the rear on which it measures 70 feet.

Being the same property conveyed to Bryan J. Douglas by Warranty Deed from Rocker D. Tucker and Peggy Daniel recorded June 13, 2012 as Instrument number 20120613-0051547 in the Register's Office for Davidson County, Tennessee.

ISTD

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.

**This is improved property known as: 1507 Wendell Avenue, Nashville, TN 37206**

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 my hand this 15th day of March 2018.

Bryan J. Douglas

Lauren Douglas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March 2018, before me personally appeared **Bryan J. Douglas and Lauren Douglas husband and wife**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 15th day of March 2018.

MARILYN GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2021

Notary Public

Commission Expiration: _____

BJD
LD