Bill Garrett Davidson County
Batch# 74909 DEEDWARR
03/29/2018 02:27:46 PM 2 pgs
Fees: $13.00 Taxes: $947.20
20180329-0029602

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$260,000.00~~ $256,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2018.

Notary Public

My commission expires: 01-06-2020

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rebecca M. Harris and Samuel F. Harris	New Owner	120-0-50-015.00
1075 SE St. Lucie Blvd. ~~729 Robert Burns Drive~~		
Stuart, FL 34996 ~~Nashville, TN 37217~~		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mary Ann Hutchison, a married woman, Harry Hite Jr., unmarried man and James Hite, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Rebecca M. Harris and Samuel F. Harris, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 219, on the Plan of Glengarry Park, Section Two, of record in Book 2663, Page 124, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Harry W. Hite and wife, Billie Ralph Hite by Warranty deed from Hudson and Driver Construction Company, Inc. of record in Book 2965, page 33, Register's Office for Davidson County, Tennessee, dated October 15, 1959 and recorded on October 16, 1959. The said Billy Ralph Hite having since died on August 19, 1992 and the said Harry W. Hite (aka Harry William Hite, Sr.) having since died testate on November 10, 2016, and by his Last Will and Testament of record as Docket No. 17P5 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the subject property was devised to James M. Hite, Harry Hite, Jr. and Mary Ann Hutchinson.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-KH-18-729

The said Mary Ann Hutchinson, Harry Hite, Jr. and James Hite have never had a homestead or marital interest in subject property, therefore their spouses, if any, do not have to join in the execution of this instrument.

This is improved property known as **729 Robert Burns Drive, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of March, 2018.

Mary Ann Hutchison

Harry Hite Jr.

James Hite

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mary Ann Hutchison, Harry Hite Jr., and James Hite, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

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

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SP 11/2015