Bill Garrett Davidson County
Batch# 74969 DEEDWARR
03/29/2018 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20180329-0029677

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 29th day of March, 2018.

Notary Public

My commission expires: 9-15-20

JANICE SHEPHERD STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

JANICE SHEPHERD STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wallace Furnas Parks	New Owner	**01700009900**
2837 Lower Walkers Creek Road		
Goodlettsville, TN 37072		

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

Kevin J. Harris, unmarried

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

Wallace Furnas Parks, unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Sumner COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE: A portion of land in the 10th Civil District of Davidson County, Tennessee, on Lower Walkers Creek Road, and more particularly described according to a survey as follows: Beginning at a point in the middle of Lower Walkers Creek Road, common corner with Trotter property; thence following the center line of Lower Walkers Creek Road, North 71 deg. East 471 feet to a point; thence North 26 deg. West 90.50 feet to an old fence line; thence following the old fence line South 71 deg. 30 ' West 268 feet to a point in the Allen property; thence between this property and the property already owned by Stampfill South 55 deg. West 209 feet to a point; thence South 32 deg. East 36.40 feet to the point of beginning.

TRACT TWO: A tract of land in the 10th Civil District of Davidson County, Tennessee, being more particularly described according to a survey as follows: Beginning at an iron pin north of Lower Walkers Creek Road, said iron pin being southwest corner of this tract of land in the easterly line of Ernest E. Burns, et ux, appearing of record in Deed Book 6347, page 115, Register's Office for Davidson County, Tennessee, said iron pin being North 25 deg. 03' 50" East 10.67 feet from the northerly margin of said road being the southeast corner of said Burns and continuing as follows: thence with the line of said Burns North 25 deg. 03' 50" West 205.91 feet to an iron pin being the northwest corner of this tract of land and being a corner to Chris Gingles, et ux, appearing of record in Deed Book 7463, page 447 in the Register's Office for Davidson County, Tennessee; thence with the line of said Gingles North 52 deg. 26' 10" East 205.91 feet to an iron pin being the northeast corner of this tract of land; thence continuing with the line of said Gingles South 25 deg. 03' 50" East 205.91 feet to an iron pin being the corner to said Gingles and Margaret Stampfill, appearing of record in Deed Book 4883, page 501, in the Register's Office for Davidson County, Tennessee; thence with the line of said Stampfill South 52 deg. 26' 10" West 205.91 feet to the point of beginning.

Being the same property conveyed to Kevin J. Harris, unmarried, by Warranty Deed from Joshua D. Patterson and wife, Laurie Ann Patterson, dated October 17, 1999, of record in Book 11673, page 54, Register's Office for Sumner County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 2837 Lower Walkers Creek Road, Goodlettsville, TN 37072.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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.

Kevin Harris Date: 3-29-18
Kevin J. Harris

_____ Date: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kevin J. Harris, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2018.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021

True Copy Certification

I, Brandon Lippman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Janice Shepherd [Name of Notary], a notary public for this county and state, Brandon Lippman [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-15-20

{Notary' Seal}

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY