Bill Garrett Davidson County
Batch# 75989 DEEDWARR
04/03/2018 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20180403-0031255

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #18-1081

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard J. Harris, unmarried** , hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Marc Eber and Amy Allen, husband and wife,** hereinafter called the **Grantee,** Grantee's 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 Unit No. 122 on the Plan of 120 9th Circle Townhomes, as shown on Declaration of Protective Covenants, Conditions and Restrictions for 120 9th Circle Townhomes, a Townhouse Planned Unit Development, of record in Instrument Number 20160129-0009046, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Richard J. Harris, as Trustee for Mattie Roberts Family Land Trust by Warranty deed from Mattie L. Roberts of record in Instrument No. 20150904-0090238 Register's Office for Davidson County, Tennessee, dated August 27, 2015 and recorded on September 04, 2015.

Being a portion of the same property conveyed to Richard J. Harris, unmarried by quitclaim deed from Richard J. Harris, as Trustee for The Mattie Roberts Family Land Trust of record in Instrument No. 20151007-0102121 Register's Office for Davidson County, Tennessee, dated 10/02/2015 and recorded on 10/07/2015.

Said Mattie Roberts joins into the execution of this instrument in order to transfer and convey to the Grantee herein, said Grantee's heirs and assigns, any and all interests of any and every kind; legal, equitable, or otherwise, in the said premises described herein. She also hereby acknowledges that in 2015 she received the full consideration stated in the consideration affidavit contained in that Warranty Deed of record as Instrument No. 20150904-0090238, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 122 9th Circle South, Nashville, TN 37203.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of March, 2018.

Richard J. Harris

Mattie Roberts

State of Tennessee)
County of Davidson)

On this 30th day of March, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard J. Harris, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

State of Tennessee)
County of [redacted])
Rutherford

On this 30th th day of March, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mattie Roberts, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

State of Tennessee)
County of ~~Davidson~~)
Sumner

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 610,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of March, 2018.

Notary Public

My Commission Expires: OCT 2 0 2020

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Marc Eber 122 9th Circle South Nashville, TN 37203	NEW OWNER	105020P00200CO

201804030031255

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

