WARRANTY DEED

Bill Garrett Davidson County
Batch# 76542 DEEDWARR
04/05/2018 10:52:04 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20180405-0032044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Bobby J. Byers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney
GREATER NASHVILLE TITLE & CLOSING CO.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda Flippo and Thomas Harper	First Bank	034 07 0A 137.00 CO
(NAME)	(NAME)	
143 Harbor Village Dr.	318 Seaboard Ln #205	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, Bobby Byers, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda L. Flippo and Thomas A. Harper, both unmarried, as tenants in common with right of survivorship, HEREINAFTER CALLED THE GRANTEE, HER 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 all of Lot 118, on the Town Homes Property Line Exhibit of Harbor Village, Phase IV, Revision 1, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030611-0080857, as amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505, and corrected by Surveyor's Certificate of Correction in Instrument No. 20050729-0088636, all of record in Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to Bobby J. Byers, by Warranty Deed from Newmark Homes, L.P., dated December 23, 2003, of record in Instrument No. 20040105-0001512, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF TOWN HOMES PROPERTY LINE EXHIBIT OF HARBOR VILLAGE, PHASE IV, REVISION 1, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS ESTABLISHED UNDER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20030611-0080857, AS AMENDED IN INSTRUMENT NO. 20030723-0102986 AND INSTRUMENT NO. 20050120-0007505, AND CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20050729-0088636, ALL OF RECORD IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 143 Harbor Village Dr., Madison, TN 37115
(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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs

and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 30th day of March, 2018.

Bobby J. Byers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of March, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bobby J. Byers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/8/21

Notary Public,

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115