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Bill Garrett Davidson County
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04/06/2018 02:55:30 PM 6 pgs
Fees: $33.00 Taxes: $513.02
20180406-0032753

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED OF CONVEYANCE made and entered into on this 3rd day of April, 2018, by and between **PAUL E. HARRIS**, a married man, hereinafter known and referred to as **GRANTOR**, and **CATHY THOMPSON**, a single woman, hereinafter known and referred to as **GRANTEE**, whose tax mailing address is 304 Spence Circle, Nashville, TN 37210-3609;

W I T N E S S E T H :

For and in consideration of the sum of One Hundred Thirty-Eight Thousand Six Hundred Fifty-Three Dollars and 00/100 ($138,653.00), cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor, by these presents, hereby bargains, sells, aliens, and conveys unto the Grantee, in fee simple, his or her heirs and assigns forever, with Covenant of General Warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection, a certain tract of real estate more fully described as follows:

FOR LEGAL DESCRIPTION AND SOURCE OF TITLE SEE ATTACHED EXHIBIT A

Attached to and becoming a part of Deed between PAUL E. HARRIS, a married man, as Grantor(s), and CATHY THOMPSON, a single woman, as Grantee(s).

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

PAUL E. HARRIS

GRANTOR

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 3rd day of April, 2018, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **PAUL E. HARRIS**.

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

Notary Public
My Commission Expires: 12/23/20

Attached to and becoming a part of Deed between PAUL E. HARRIS, a married man, as Grantor(s), and CATHY THOMPSON, a single woman, as Grantee(s).

IN THIS OATH OF VALUE, I, or we, as Grantor(s) hereby swear or affirm that the actual consideration for this transfer is One Hundred Thirty-Eight Thousand Six Hundred Fifty-Three Dollars and 00/100 ($138,653.00), to the best of Grantors' knowledge, information and belief.

PAUL E. HARRIS

AFFIANT

STATE OF Tennessee)
)
DAVIDSON COUNTY)

The undersigned, a Notary Public, does certify that on this 3rd day of APRIL 2018, 20 18, the foregoing was produced to me and was sworn to, acknowledged and delivered by **PAUL E. HARRIS.**

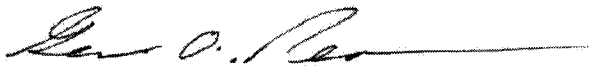
Notary Public
My Commission Expires: 12/23/20

GREG D. DAVIS
NOTARY PUBLIC
STATE OF TENNESSEE

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Cathy Thompson
304 Spence Circle
Nashville, TN 37210-3609

Property Owner and Address:
Cathy Thompson
304 Spence Circle
Nashville, TN 37210-3609

This instrument prepared without title examination by:



George O. Pearson, Esq.
TN Bar ID 024814
203 West Second Street
Lexington, KY 40507
(859) 253-2789

EXHIBIT A

Being Lot No. 17 on the Plan of Spence Circle, as of record in Book 1424, Page 62, in the Register's Office of Davidson County, Tennessee. Said Lot No. 17 fronts 75 foot on the Easterly margin of Spence Circle and runs back between parallel lines 160 feet to a line in the rear which measures 75 feet thereon.

Being the same parcel conveyed to JEWELL JOHNSON RICHARDS, unmarried, and PAUL E. HARRIS, married, as joint tenants with right of survivorship, from W. AARON FORTNER, as Trustee, by virtue of a deed dated July 20, 2004, recorded August 6, 2004, as Instrument No. 20040806-0094796 County of Davidson, State of Tennessee.

WHEREAS, JEWELL JOHNSON RICHARDS and PAUL E. HARRIS, held title to the property as joint tenants with right of survivorship. JEWELL JOHNSON RICHARDS died on May 17, 2009, thereby vesting fee simple title to the above described premises in PAUL E. HARRIS by operation of law as the surviving joint tenant.

Assessor's Parcel No.: 09416002400

True Copy Certification

I, **John Janeway**, 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 – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE