THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180315291** Bill Garrett Davidson County Batch# 77651 **DEEDWARR** 04/10/2018 09:50:46 AM 2 pgs Fees: $13.00 Taxes: $925.00 20180410-0033595	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 6th day of April, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Will Harris 1416 Joe Pyron Drive Madison TN 37115	New Owner	Tax Parcel ID No. 053-13-0-060.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sven A. Ericson, a single man and Matthew J. Tucker, a single man** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Baker Harris, unmarried and Lara Catherine North, unmarried, as tenants in common with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 136, as shown on the map entitled Kimbolton Phase I, of record in Plat Book 6900, pages 276, 277 & 278 as amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SVEN A. ERICSON and MATTEW J. TUCKER, by deed from MICHAEL MCLEMORE and AMBER MCLEMORE, husband and wife, of record in Instrument No. 20150202-0009468, dated January 30, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 053-13-0-060.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 6900, Pages 276-278, amended in Book 7577, Page 553, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7265, Page 655, amended and restated in Book 7464, Page 969, further amended in Book 7470, Page 126, Book 7799, Page 50, and in Instrument No. 20060126-0009811, said Register's Office.

By-Laws of Kimbolton Homeowners' Association of record in Instrument No. 20030226-0025658, said Register's Office.

Annual Assessments and Special Assessments and Easements as set forth in the Amended and Restated Declaration of Restrictive Covenants For Kimbolton, Phase I, of record in Book 7464, Page 969, said Register's Office.

This is improved property located at 1416 Joe Pyron Drive Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of April, 2018.

Sven A. Ericson

Matthew J. Tucker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sven A. Ericson and Matthew J. Tucker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018