Bill Garrett Davidson County
Batch# 80500 DEEDWARR
04/13/2018 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $543.90
20180413-0034942

Prepared By & Return To:
Tennessee Title Services, LLC
207 N Main St.
Dickson, TN 37055
18-0137D

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of April, 2018

Notary Public
Commission Expires: _____

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ary Clifton Harris, Jr. 905 Bryan Street Old Hickory, TN 37138	New Owner 2851 Granny White Ln Hermitage, TN 37076	044-15-0-082.00

WARRANTY DEED

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

Margaret Karen Jones Vial, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ary Clifton Harris, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 98 on the Plan of Village of Old Hickory, Section"D" of record in Plat Book 1424, Page 65, 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 the same property conveyed to Margaret Karen Jones Vial by Warranty deed from Donald R. Swartz, as sole partner of Mocha Properties, a Tennessee General Partnership of record in Instrument No. 20121002-0090038 Register's Office for Davidson County, Tennessee, dated September 26, 2012 and recorded on October 02, 2012. (Value of consideration shown in aforementioned deed $71,000.00.) Being also known as 905 Bryan Street Old Hickory, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 905 Bryan Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11 day of April, 2018.

Margaret Karen Jones Vial

Margaret Karen Jones Vial

STATE OF FLORIDA
COUNTY OF Pasco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Margaret Karen Jones Vial

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of April, 2018.

Notary Public

My Commission Expires: 06/25/2021

(Notary Seal)

Christine Fosting
State of Florida
My Commission Expires 06/25/2021
Commission No. GG 118414

True Copy Certification

I, Jason Nguyen, 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.

Jason Nguyen

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson, a notary public for this county and state, Jason Nguyen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gail Hudson

Notary's Signature

My Commission Expires: _____

{Notary' Seal}

