Bill Garrett Davidson County
Batch# 87584 DEEDWARR
05/02/2018 03:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20180502-0041926

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/25/21
(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-090544

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Southern Comfort Homes, LLC | NEW OWNER | |
| (NAME) | (NAME) | |
| 6119 Neighborly Avenue | | 10301006000 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LORI DIANNE HARRINGTON, AS TRUSTEE OF THE HARRINGTON TESTAMENTARY RESIDENCE TRUST WITH A LIFE ESTATE RETAINED BY LARRY JAMES HARRINGTON AND VERONA DIANNE HARRINGTON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SOUTHERN COMFORT HOMES, LLC, 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 situated in Davidson County, Tennessee, being more particularly described as follows: Beginning on a stake in the South boundary line of John B. St. 400 feet West of Cowden Ave. and running S 26 deg. E 253.8 feet to a stake; thence S 39 deg. W 100 feet to a stake; thence N 26 deg. W 253.8 feet to a stake; thence N 39 deg. E 100 feet to the beginning, being Lot No. 16 in Cowden subdivision No. 3.

Being the same property conveyed to Benedict Harrington and wife, Bessie Harrington by Warranty deed from John B. Cowden, Trustee of the Lilian S. Cowden of record in Book 1556, page 397, Register's Office for Davidson County, Tennessee, dated January 12, 1949 and recorded on January 12, 1949.

Bessie Harrington having since died on June 7, 1998 leaving the property vested to the surviving tenant by the entirety. Benedict Harrington having also since died on October 16, 2008, devising the said property to Lori Dianne Harrington, as Trustee of The Harrington Testamentary Residence Trust with a life estate retained by Larry James Harrington and Verona Dianne Harrington by Will of record in Docket No. 18P656, Circuit Court for Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as 6119 Neighborly Avenue, Nashville, TN 37209
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Harrington Testamentary Residence Trust this 30 day of Apr. 1, 2018.

Harrington Testamentary Residence Trust

BY: Lori Dianne Harrington
Lori Dianne Harrington, Trustee

BY: Larry James Harrington
Larry James Harrington

BY: Verona Dianne Harrington
Verona Dianne Harrington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of April, 2018, before me personally appeared Lori Dianne Harrington, Trustee of the Harrington Testamentary Residence Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of April, 2018.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of April, 2018, before me personally appeared Larry James Harrington, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of April, 2018.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of April, 2018, before me personally appeared Verona Dianne Harrington, Beneficiary of the Harrington Testamentary Residence Trust, to me known (or proved to me on the basis of

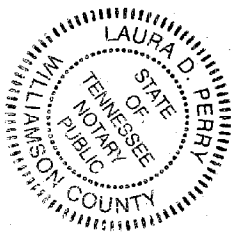
satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of April, 2018.

Notary Public

My Commission Expires: 10-12-19

(SEAL)



## True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY