Bill Garrett Davidson County
Batch# 103295 DEEDWARR
06/12/2018 10:17:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180612-0056227

WHEN RECOREDED MAIL TO:
ELEVATED TITLE
1701 BARRETT LAKES BLVD, STE 260
KENNESAW, GA 30144

INSTRUMENT WAS PREPARED BY:
Viridiana Adame, BC LAW
1181 CALIFORNIA AVE, STE 185
CORONA, CA 92881

WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of June, 2018, by and between **JANICE E. HARVELL** (being one and the same person as Janice Harvell), the Grantor herein, and **GEORGE W. HARVELL, JR.** (being one and the same person as George Washington Harvell, Jr.) and **JANICE E. HARVELL**, husband and wife, as tenants by the entirety, the Grantees herein,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantees, as tenants by the entirety, the following described land, together will all improvements thereon, situated and being in DAVIDSON County, Tennessee, to wit:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 106 ON THE PLAN OF BORDEAUX HILLS ADDITION, AS OF RECORD IN BOOK 4460 PAGE 9, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property vesting title solely in the said Janice E. Harvell, the Grantor herein, by virtue of the Final Decree of Divorce entered in the case styled Janice E. Harvell v. George Washington Harvell, Jr., No. 87D-1254, In the Fourth Circuit Court for Davidson County, Tennessee and of record in Book 7344, Page 9 in the Register's Office for Davidson County, Tennessee. Pursuant to the "Agreed Order Rescinding Foreclosure Sale and Substitute Trustee's Deed as Void Ab Initio and Reinstating Note and Deed of Trust and Dismissal" entered in the case styled LNV Corporation v. Janice Harvell, Case No. AF 13-1022-1, In the Chancery Court for the State of Tennessee Twentieth Judicial District Davidson County, at Nashville, the Substitute Trustee's Deed recorded as Instrument No. 20110823-0065136 in the Register's Office of Davidson County, Tennessee was rescinded and voided with the effect of reinstating record title to the aforedescribed property in the Grantor herein.

APN/Tax Parcel No.: 080 12 0 078.00

Property Address: 3205 BRIARWICK DRIVE, NASHVILLE, TN 37218

TO HAVE AND TO HOLD the aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantees, as tenants by the entirety, the heirs of the survivor and their assigns in fee simple forever.

Grantor, for itself and her heirs, hereby covenants with Grantee that Grantor is lawfully seized in fee simple of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered except for those encumbrances of record and current real estate taxes; and that title and quiet possession to the aforedescribed real estate the Grantor will warrant and forever defend against lawful claims of all persons.

WITNESS the signature of said Grantor this 12th day of June, 2018.

Janice E. Harvell

JANICE E. HARVELL
A/K/A JANICE HARVELL

TN DL #042449750

STATE OF TENNESEE)
) SS.
COUNTY OF DAVIDSON)

On this 12th day of JUNE, 2018, before me, the undersigned notary public in and for said State and County, personally appeared **JANICE E. HARVELL A/K/A JANICE HARVELL**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)



Notary Public
My Commission Expires: My Commission Expires MAR. 10, 2019

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

George W. Harvell Jr.
Affiant

TNDL #035535055

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me this 12th day of JUNE, 2018.

(seal) MIKE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Mike Taylor
Notary Public
My Commission Expires:

My Commission Expires MAR. 10, 2019

Mail Tax Bills To:
George & Janice Harvell
3205 BRIARWICK DR
Nashville, TN 37218

Property Owner:
George W. Harvell, Jr. and Janice E. Harvell
3205 Briarwick Drive
Nashville, TN 37218