Bill Garrett Davidson County
Batch# 107302 DEEDWARR
06/21/2018 03:29:27 PM 2 pgs
Fees: $13.00 Taxes: $3,380.92
20180621-0060147

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard J. Harris, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Shawn David Madden and Nancy Eileen Madden, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 1014, of the 1012 Southside Court, a Townhouse Planned Unit Development, as established in Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20161110-0119323, Register's Office for Davidson County, Tennessee, to which Declaration of Protective Covenants, Conditions and Restrictions reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard Harris, unmarried by Quitclaim deed from C.B. Investments, LLC, dated January 26, 2017, of record in Instrument No. 20170221-0017401, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1014 Southside Court, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 21st day of June, 2018

Richard J. Harris

State of Tennessee)
County of Davidson)

On this 21st day of June, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard J. Harris, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 913,762.70.

Affiant

Sworn and subscribed before me on this the 21st day of June, 2018.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Shawn David Madden	Third Federal Savings and Loan	105-01-2K-002.00
1014 Southside Court	7007 Broadway Avenue	
Nashville, TN 37203	Cleveland, OH 44105	