STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-2886

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Bill Garrett Davidson County
Batch# 129179 DEEDWARR
08/15/2018 11:22:46 AM 2 pgs
Fees: $13.00 Taxes: $231.25

20180815-0080745

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donald Harris and Betesia Harris (NAME)	New Owner (NAME)	007-14-0A-025.00-C
2309 Edencrest Dr (STREET ADDRESS)	" (STREET ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, I, **Arles B. Greene, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald Harris and Betesia Harris, husband and wife,** 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:

Lot 25, Final Plat of Greenview Estates, Dickerson Pike, a Planned Unit Development, as shown on plat recorded in Instrument No. 20011213—0137531, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Arles B. Greene by Deed dated April 30, 1999, recorded May 5, 1999, in Book 11463, Page 489, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Arles B. Greene, a married man by Deed dated April 30, 1999, recorded May 5, 1999, in Book 11463, Page 489, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 20011213-0137531, Register's Office for Davidson County, Tennessee.

2. Easement of record in Instrument 20010314-0024209 and Instrument 20010314-0024210, Register's Office for said County.

3. Dedication of Maintenance Agreement of record in Instrument 20070810-0095746; Instrument 20070117-0006788; and Instrument 20070117-0006798, Register's Office for said County.

4. Easement for Permanent Drainage of record in Book 6173, Page 477, Register's Office for said County.

5. Stormwater Detention Agreement of record in Instrument 20010223-0017162, Register's Office for said County.

6. Agreement for Dedication of Easement of record in Instrument 20050218-0018558, Register's Office for said County.

7. Restrictions as recorded in Instrument 20060309-0027314, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 104 Bailey View Court, Goodlettsville, TN 37072.

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. Whenever 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 my/our hand(s) this 10th day of August, 2018.

Arles B. Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2018, before me personally appeared Arles B. Greene, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 10th day of August, 2018.

TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXP. 8/21/2018

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066