Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 138440 DEEDWARR
09/10/2018 02:10:01 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20180910-0089597

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of September, 2018.

Notary Public

My commission expires: 4/24/20
(AFFIX SEAL)

EDWARD WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
**Gregory S. Perrone, PC, Attorney At Law**
**109 Westpark Drive, Suite 330, Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **The Offices at Bradford, LLC** | **New Owner** | **105-14-0-210.00** |
| **807 Bradford Avenue** | | |
| **Nashville, TN 37204** | | |

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,

**James C. Harris, Jr., an unmarried man**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**The Offices at Bradford, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Nashville Trust Company's Resubdivision of Block "F", Lots 6 to 15 inclusive of C.D. Elliott's Plan, of record in Plat Book 843, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to JAMES C. HARRIS, SR. and wife, JEAN M. HARRIS and JAMES C. HARRIS, JR., by deed from KARLTON C. DAVIDSON, of record in Instrument No. 20040402-0037393, dated March 31, 2004, said Register's Office. The said JAMES C. HARRIS, SR. having since died on September 19, 2005, devising all of his right, title and interest to the property to JAMES C. HARRIS, JR. The said JEAN M. HARRIS having since died on September 8, 2006, devising all of her right, title and interest to the property to JAMES C. HARRIS, JR. being the sole surviving heir and beneficiary to JAMES C. HARRIS, SR. and JEAN M. HARRIS.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (____) property known as **2302 Elliot Avenue, Nashville, TN 37204.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand this 6th day of September, 2018.

James C. Harris, Jr.

**STATE OF TENNESSEE**
**COUNTY OF** Knox

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James C. Harris, Jr.**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of **September, 2018.**

**Notary Public**

**My Commission Expires:** 4/28/20

EDWARD WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY