Karen Y Johnson Davidson County
Batch# 156942 DEEDWARR
11/06/2018 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $958.30
20181106-0109748

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0886

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jerry Harris and wife, Rose Harris	NEW OWNER	#172120A00600
(NAME) 9314 Clovercroft Road	(NAME)	
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-NINE THOUSAND AND NO/100 DOLLARS ($259,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JERRY HARRIS AND SUZANNE JENKINS,

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

JERRY HARRIS AND WIFE, ROSE HARRIS,

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 in Davidson County, being Lot No. 6, on the Plan of Bradford Hills, Section One, of record in Book 7900, Page 6, as amended in Book 7900, Page 110-112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jesse H. Harris and wife, Elizabeth S. Harris, a 99.5% interest; and Suzanne Jenkins and Jerry Harris, with rights of survivorship as between them, a 0.5% interest by Quitclaim Deed from Jesse H. Harris and wife, Elizabeth S. Harris of record in Instrument 20030623-0086310, dated May 16, 2003, said Register's Office. See also deed of record in Book 9363, Page 683, Register's Office for said County. The said Jesse H. Harris died November 22, 2004 and Elizabeth S. Harris died October 27, 2005.

This conveyance is subject to Restrictions and By-Laws of record in Book 8069, Page 170, amended in Book 8374, Page 591, Book 9055, Page 826, Book 8071, Page 531, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 110-112, said Register's Office; (3) Sewer and Drainage Easement to Metropolitan Nashville Government of record in Book 7690, Page 260, said Register's Office; (4) Agreement to Southern Bell Telephone of record in Book 1113, Page 606 and Book 1318, Page 441, said Register's Office; (5) All matters of record in Plat of record in Book 7900, Page 6, said Register's Office; (6) Deed of Conveyance for Water Main of record in Book 8377, Page 769, said Register's Office; (7) Deed of Conveyance for Sewer of record in Book 8377, Page 808, said Register's Office.

The signature of Suzanne Jenkins is signed by her duly appointed Attorney-in-Fact, James Hodge, pursuant to the Power of Attorney of record in Instrument ——20181106010974 7——, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 6008 Bradford Hills Drive, Nashville, TN 37211
(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.

Witness our hands this 5th day of November, 2018.

Jerry Harris

Suzanne Jenkins
By: James Hodge, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Harris with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of November, 2018.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named James Hodge with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Suzanne Jenkins, as his/her Attorney-in-Fact, as the free act and deed of the within named Suzanne Jenkins.

Witness my hand and official seal this 5th day of November, 2018.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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 herewith 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.