WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169413 **DEEDWARR**
12/03/2018 10:41:39 AM 2 pgs
Fees: $13.00 Taxes: $686.72

20181203-0117482

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$185,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31st DAY OF October,2018.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 2-25-19
| (AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 072
Barry Greer	Same	GROUP 14 0
1615 Cahal Avenue		PARCEL 269.00
Nashville, Tennessee 372186		

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, we,

Bena M. Harris, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Barry Greer

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:

Being part of Lot No. 9 on the unrecorded map of G. A. Pickup's Subdivision of Lot No. 1, of the old Cahal property, of record in Book 57, page 150, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Cahal Avenue, 421 feet east of Northview Avenue, being the common corner of Lots Nos. 8 and 9; thence with the line between said lots, northerly 150 feet to a point; thence easterly 70 feet to a point; thence southerly parallel to the first line 150 feet to the north margin of Cahal Avenue, thence with the margin of the same westerly 70 feet to the point of beginning .

Being the same property conveyed to Carlton H. Petway, Trustee by Quitclaim Deed from Hurley Hyder, Henry Murphy, William H. Murphy, John P. Murphy, Frank Murphy, Berdia M. Murphy, and Bena M. Harris, and further conveyed in same deed of record to Bena M. Harris by Carlton H. Petway, Trustee, dated August 5, 1986, of record in Book 6940, page 477, Register's Office for Davidson County , Tennessee

See Affidavit of Heirship recorded in Instrument No. 20181203-0117481, said Register's Office.

Being the same property conveyed to Albertia Hyder Green by Installment Deed from Maurice Karr, Trustee, dated December 11th, 1973, of record in Book 5022 , page 701, Register's Office for Davidson County , Tennessee

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1615 Cahal Avenue, Nashville, Tennessee 372186.**

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 my hand and official seal at office this 31st day of October, 2018.

Bena M. Harris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bena M. Harris, with whom I am personally acquainted, (or who 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, at office, this 31st day of October, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027