Karen Y Johnson Davidson County
Batch# 171447 DEEDWARR
12/07/2018 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20181207-0119389

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF DECEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12.03.19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-5300B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
James T. Lewis, Jr.	New Owner	093-05-2B-022.00-CO
700 Church St Apt 406		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WILLIAM HARBIN AND JOY A. HARBIN, HUSBAND AND WIFE

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

JAMES T. LEWIS, JR., A MARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), 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, Tennessee, being Unit No. 406, on the plan of the Horizontal Property Regime of Bennie Dillon Condominium, according to the Master Deed of record in Instrument No. 200512150150617 and Instrument No. 200608010093636, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William Harbin and Joy Harbin, husband and wife by Warranty deed from Nick Marasa and Lauren Marasa, husband and wife of record in Instrument No. 20090706-0062500 Register's Office for Davidson County, Tennessee, dated June 29, 2009 and recorded on July 06, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 700 Church St Apt 406, 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 GRANTEES that we 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 on the 6th day of December, 2018.

William Harbin by J, Attorney in Fact

William Harbin by J. Carlton Drumwright as Attorney-in-Fact

Joy A. Harbin by J, Attorney in Fact

Joy A. Harbin by J. Carlton Drumwright as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of William Harbin and Joy A. Harbin, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for William Harbin and Joy A. Harbin, and is authorized by William Harbin and Joy A. Harbin, to execute this instrument on their behalf.

Witness my hand and official seal, this 6th day of December, 2018.

Notary Public

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Commission Expires: 12.03.19

File #: 18-5300B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

