Karen Y Johnson Davidson County
Batch# 176686 DEEDWARR
12/20/2018 01:51:22 PM 2 pgs
Fees: $13.00 Taxes: $1,165.13
20181220-0124048

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard D. Overturf and Laura L. Bentley 2466 Union Hill Road Goodlettsville, TN 37072	Fairway Independent Mortgage 4201 Marsh Lane Carrolton, TX 75007	01600009300

THIS INDENTURE, made this 19th day of December, 2018 between

Jason C. Harrison and Amanda D. Harrison, husband and wife

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Richard D. Overturf and Laura L. Bentley, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the plan of Edward G. Bracy, Jr., of record in Book 4470, Page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jason C. Harrison and Amanda D. Harrison, husband and wife by Warranty Deed dated 10/13/15 from Roger E. Bowen and Kenneth L. Bowen of record in Instrument No. 20151014-0104536, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2466 Union Hill Road, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes

which are to be prorated between the parties and paid at closing., and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Jason C. Harrison

Amanda D. Harrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jason C. Harrison and Amanda D. Harrison, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of December, 2018.

Melissa Heavener
Notary Public

My Commission Expires: 7/8/19

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $314,900.00.

Affiant

Sworn to and subscribed before me, this 19th day of December, 2018.

Melissa Heavener
Notary Public

My Commission Expires: 7/8/19

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212