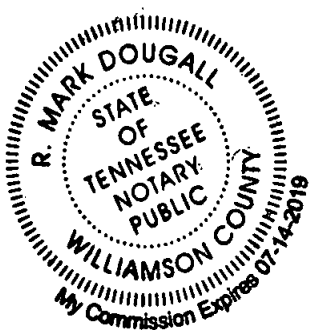
Karen Johnson Davidson County
Batch# 194051 DEEDWARR
02/11/2019 11:47:01 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20190211-0012692

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
**2018120003**




STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $300,000.00

Sworn to and subscribed before me this 6th day of February, 2019.

Affiant

Notary Public

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Brent Horst, et al. | | 051-06-0-039.00 |
| 1201 South Graycroft | New Owner | |
| Madison, TN 37115 | | |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jerry C. Harlan and Wanda Harlan, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brent Horst and wife Traci Horst** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Re-Subdivision of Lot Nos. 20 and 21, Section 2, and Lot No. 22, Section 3, Oakland Acres of record in Plat Book 2083, Page 60, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Southerly margin of due West Avenue, said point being the common corner of Lots Nos. 20 and 21 on said Plan; thence Southerly along the common lines of Lots Nos. 20 and 21, 207.9 feet, to a point; thence Westwardly along the common lines of Lots Nos. 21 and 22, 220 feet, to a point on the Easterly margin of Graycroft Avenue; thence with the margin of said Avenue, Northwardly 180.4 feet, to a point at the beginning of a curve, having a radius of 25 feet, 38.9 feet, to a point on the Southerly margin of Due West Avenue; thence Eastwardly along the Southerly margin of Due West Avenue, 195.4 feet, to the point of beginning.

Being the same property conveyed to Jerry C. Harlan by Quitclaim Deed from Jerry C. Harlan and Glenn F. Nabors, a Tennessee general partnership of record in Book 8176, Page 222,

Register's Office for Davidson County, Tennessee, dated July 15, 1990 and recorded on August 16, 1990.

This is improved property known as **1201 South Graycroft, Madison, TN 37115.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 8th day of February, 2019.

Jerry C. Harlan

Jerry C. Harlan

Wanda Harlan

Wanda Harlan

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Jerry C. Harlan and Wanda Harlan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of February, 2019.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019