THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190219203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this4th day of March, 2019.

Notary Public
My Commission Expires: 9-6-22

Karen Johnson Davidson County
Batch# 201933 DEEDWARR
03/05/2019 10:09:17 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190305-0019951

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY: BANKERS TITLE & ESCROW CO
2210 WEST END AVE.
NASHVILLE, TN

RETURN TO:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alicia Griffith	New Owner	Tax Parcel ID No.
3560 Brick Church Pk		133-08-0-040.00
Nashville, TN 37207		133-08-0-042.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gabriel D. Harris and Ambra Y. Harris, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Alicia Griffith**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT I:

A tract of land in the 5th Civil District of Davidson County, Tennessee and being shown as Reserved Parcel "C" on the Plan of Windsor Park Subdivision of record in Plat Book 3600, page 64, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a concrete monument in the west boundary line of Windsor Park Subdivision at the common rear corner of Lots 22 and 23 as shown on said subdivision plan which is of record in Book 3600, page 64, Register's Office of Davidson County, Tennessee, said monument being further described as lying North 69 degrees 46 minues 48 seconds west 189.70 feet from the west right of way of Benita Drive; thence leaving said beginning point with said boundary line of Windsor Park Subdivision, North 2 degrees 59 minutes East 660.68 feet to a concrete monument, the northwest corner of the herein described tract; thence with the south line of the property of Radnor Utility District, South 79 degrees 30 minutes East 499.67 feet to a point in the rear of Lot 31 of said Windsor Park Subdivision as of record as aforesaid, said point being the northeast corner of the herein described tract; thence with the rear lot line of Lots 26 thru 31, South 50 degrees 26 minutes 15 seconds West 534.15 feet to a concrete monument, the common rear corner of Lots 25 and 26; thence with the rear boundary line of lots 25, 24, and 23 a distance of 254.80 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that certain tract of land conveyed to Phay Thoune Xayarangsy and wife, Phay Vanh Xayarangsy by deed of record in Book 7564, page 351, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that certain tract of land conveyed to Robert E. Wood and wife, Joyce A. Wood, by deed of record in Instrument No. 20160111-0002420, said Register's Office.

Being a portion of the same property conveyed to MAURICE A. KNIGHT and wife, BETTY L. KNIGHT by deed from JOE C. SMITHSON and wife, VIVIAN R. SMITHSON, of record in Book 4797, page 290, dated April 28, 1971, said Register's Office.

BETTY L. KNIGHT died on or about November 3, 2007, leaving MAURICE A. KNIGHT as the surviving tenant by the entirety.

MAURICE A. KNIGHT died on or about August 18, 2016. Upon his death, the subject property passed to his heirs at law, his sons DANNY KNIGHT and RONALD KNIGHT, as evidenced by Affidavit of Heirship of record as Instrument No. 20190219-0014824 and Instrument No. 20190219-0014825, said Register's Office.

Being the same property conveyed to GABRIEL D. HARRIS and AMRA Y. HARRIS, husband and wife, by deed from DANNY KNIGHT and RONALD KNIGHT, of record in Instrument No. 20190219-0014826, dated February 1, 2019, said Register's Office.

GABRIEL D. HARRIS and AMRA Y. HARRIS, husband and wife, conveyed their interest to GABRIEL D. HARRIS and AMRA Y. HARRIS, husband and wife, to combine Tracts I and II into one parcel, by quitclaim deed of record as Instrument No. 20190219-0014915, dated February 19, 2019, said Register's Office.

Amra Y. Harris and Ambra Y. Harris being one and the same.

TRACT II:

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled Windsor Park, of record in Plat Book 3600, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GABRIEL D. HARRIS and AMRA Y. HARRIS, HUSBAND AND WIFE, by deed from MAURICE A. KNIGHT, of record in Instrument No. 20160321-0026394, dated March 17, 2016, said Register's Office.

GABRIEL D. HARRIS and AMRA Y. HARRIS, husband and wife, conveyed their interest to GABRIEL D. HARRIS and AMRA Y. HARRIS, husband and wife, to combine Tracts I and II into one parcel, by quitclaim deed of record as Instrument No. 20190219-0014915, dated February 19, 2019, said Register's Office.

Amra Y. Harris and Ambra Y. Harris being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 133-08-0-040.00 and 133-08-0-042.00 .

Matters shown on the Plan of record in Plat Book 3600, page 64, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3251, page 18, amended in Book 3816, page 784, said Register's Office.

Restrictive Covenants contained in deed of record in Book 4331, page 571, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6710, page 417, said Register's Office.

This is improved property located at 455 Benita Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2019.

Gabriel D. Harris

Ambra Y. Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gabriel D. Harris and Ambra Y. Harris, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2019.

Notary Public

My Commission Expires: 9-7-21

SHIRA KINGREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7 2021