Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1071

Karen Johnson Davidson County
Batch# 203891 DEEDWARR
03/08/2019 12:28:14 PM 2 pgs
Fees: $13.00 Taxes: $695.60
20190308-0021505

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Eleanor E. Harper, mother and sole heir at law of Robert W. Harper, deceased, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Shawn Cormier II and Amanda Cormier, husband and wife hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 224 on the Plan of Sterling Heights, Section 7, as of record in Book 3600, page 2, to which reference is made for a more complete description, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert W. Harper, unmarried by deed from Patty Libby, married, dated June 25, 2003, of record in Inst. No. 20030627-0089483, Register's Office for Davidson County, Tennessee. The said Robert W. Harper died May 31, 2018 and an Affidavit of Heirship was recorded in Inst. No. 20180925-0094919, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2614 Sterling Boone Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 5th day of March, 2019.

x Eleanor Harper
Eleanor E. Harper

State of Tennessee)
County of Davidson)

On this 5th day of March, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Eleanor E. Harper, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 8-31-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$192,000.00~~ $188,000.00

Affiant

Sworn and subscribed before me on this the 5th day of March, 2019.

Notary Public

My Commission Expires: 11/3/20

DESIREE D. MAXWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Shawn Cormier II 2614 Sterling Boone Drive Nashville, TN 37210	NEW OWNER	119-06-0-205.08