WARRANTY DEED

Karen Johnson Davidson County
Batch# 204941 DEEDWARR
03/12/2019 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20190312-0022647

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$210,000.00.**

Erma Harris
Affiant

Subscribed and sworn to before me this 11th day of March 20 19

Notary Public
My Commission expires: 9/25/19
(Affix Seal)

VERNKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Erma Harris	Erma Harris	06904011700
124 Haynes Park Drive	124 Haynes Park Drive	
Nashville, TN 37218	Nashville, TN 37218	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Excel Builders of Tennessee, a Tennessee Corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Erma Harris, single,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Section 2, Haynes Park Subdivision, of record in Book 4460, Page 51, Register's Office for said County.

Said Lot No. 9 front 82.22 feet on the southeasterly margin of Haynes Park Drive and extends back 120.14 feet on the northeasterly line and 123.93 feet on the southwesterly line to a dead line in the rear, measuring 88.62 feet thereon.

Being the same property conveyed to Excel Builders of Tennessee, a Tennessee Corporation by Warranty Deed from Joyce S. Carthen, a married woman dated September 7, 2018 of record in Instrument Number 20180910-0089503, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue. which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4460, Page 51, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4552, Page 623; Book 4593, Page 70 and Book 6227, Page 788, Register's Office for Davidson County, Tennessee.

This is improved property known as: **124 Haynes Park Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 11, 2019.

Excel Builders of Tennessee, a Tennessee Corporation

By: Dwyane L. Bell, Sr., President & CEO

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Dwayne L. Bell Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President and CEO for Excel Builders of Tennessee, the within named bargainor, a corporation, and that as President and CEO executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Excel Builders of Tennessee as President and CEO.

Witness my hand, at office, this 11th day of March, 2019.

Notary Public

My commission expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019