Karen Johnson Davidson County
Batch# 208733 DEEDWARR
03/22/2019 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20190322-0026314

Name and Address of New Owner:
Glenn A. Harris and Judith G. Harris
1248 Neely's Bend Rd.
Madison, TN 37115

Send Tax Bills To:
New owners.

This Instrument Prepared By:
Steven P. Disser Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 052-16-0-046.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William G. Carver and Patsy J. Carver, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Glenn A. Harris and Judith G. Harris, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in the 11th Civil District of Davidson County, Tennessee, being described in and a part of a copy of a survey made by Harvey Gee, Surveyor, April 10, 1962, as follows:

BEGINNING at a point in the west margin of School Pass, 627.5 feet from Neely's Bend Road; thence in a southerly direction along the west margin of School Pass for a distance of 99.2 feet to a point in the west margin of School Pass; thence extending back between two parallel lines for a distance of 202 feet to a dead line in rear, measuring 99.2 feet thereon.

Being the same property conveyed to William G. Carver and wife, Mary H. Carver by Warranty Deed from Thomas A. Martin and wife, Emma Martin of record in Book 4166, Page 278, Register's Office for Davidson County, Tennessee, dated August 28, 1967 and recorded on August 30, 1967. The said Mary H. Carver having since died on August 13, 1985, leaving William G. Carver as tenant by the entirety.

Being the same property conveyed to William G. Carver and wife, Patsy Jean Carver by Quitclaim Deed from William G. Carver of record in Book 7841, Page 729, Register's Office for Davidson County, Tennessee, dated May 9, 1989 and recorded on May 16, 1989.

Being improved property also known as 308 School Pass Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of March, 2019.

William G. Carver (SEAL)

Patsy J. Carver (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of March, 2019, before me personally appeared William G Carver and Patsy J Carver, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 22nd day of March, 2019.

Notary Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
22nd day of March, 2019.

Notary Public
My commission expires: 3/8/21
File No. 2019-201

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

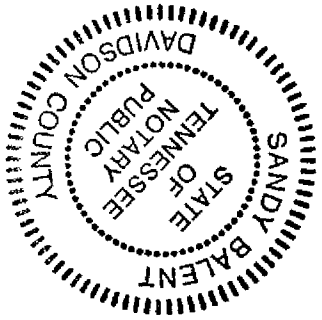
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).