WARRANTY DEED

Karen Johnson Davidson County
Batch# 210324 DEEDWARR
03/27/2019 08:56:39 AM 3 pgs
Fees: $18.00 Taxes: $584.60

20190327-0027446

R-P-18-2896

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Patricia H. Westfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-26-19 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — CHERYL M. SQUAIG — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aubrey B. Saling	**Same as New Owner**	
(NAME)	(NAME)	
5389 Brick Church Pike		**017-00-0-206.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRYAN V. HARRIS AND JENELLE SUE HARRIS-LANDRY AND DANIEL L. HARRIS AND RENA J. GAMMON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUBREY B. SALING, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 10th Civil District, Davidson County, Tennessee, as follows:

Beginning at a point in the center-line of Lower Walker's Creek Road, said point being a corner to V. Leon Martin; thence with the center-line of said Lower Walker's Creek Road in a northeasterly direction 50 feet; thence, S. 39 deg. 30 min. E. 192 feet to a point; thence, S. 25 deg. E. 23 feet to a point; thence, S. 83 deg. E. 705 feet to a point; thence, N 5 deg. 45 min. E. 390 feet to a point; thence, S. 81 deg. 30 min. E. 193.5 feet to a point; thence, S. 2 deg. 15 min. W. 415.4 feet to a point in the line of what was formally Sam Thompson Farm; thence, with the line of said Sam Thompson, S. 89 deg. W. 138.5 feet; thence, N. 86 deg. 30 W. 84 feet; thence, with the line of said V. Leon Martin, N. 83 deg. W. 734.4 feet to a point; thence, N. 25 deg. W. 45 feet; thence, N. 39 deg. 30 min. W. 179 feet to the beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Vernon L. Harris and wife, Patricia Harris by Warranty deed from Elsie Hitt Harris of record in Book 4589, page 142, Register's Office for Davidson County, Tennessee, dated March 31, 1972 and recorded on April 3, 1972.

The said Patricia Harris having since died on September 20, 2015, leaving the said Vernon L. Harris as the sole surviving tenant by the entirety.

The said Vernon L. Harris, who is also known as Vernon Lowe Harris, having since died on January 6, 2018, leaving the above-described property to his children, Jenelle Sue Harris, Bryan V. Harris, Daniel L. Harris and Rena J. Gammon; pursuant to his Last Will and Testament, Docket No. 18P57, probated in the Seventh Circuit for Davidson County, Tennessee.

The said Jennelle Sue Harris is one and the same as Jenelle Sue Harris-Landry.

The above-described property is not the primary or marital residence of any grantor herein.

The said Bryan V. Harris as Executor of the Estate of Vernon Lowe Harris joins herein to convey any and all interest said Estate may have in the subject property.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent.
- Electric Line Easements of record in Instrument Number 20150128-0008254 and 20150128-0008255, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2896 Lower Walkers Creek, Goodlettsville, Tennessee 37072**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the 22nd DAY OF MARCH, 2019.

Bryan V. Harris
Bryan V. Harris

Jenelle Sue Harris-Landry BY Bryan V. Harris as her attorney in fact.
Jenelle Sue Harris-Landry by Bryan V. Harris as Attorney in Fact

Daniel L. Harris BY Bryan V. Harris as his attorney in fact.
Daniel L. Harris by Bryan V. Harris as Attorney in Fact

Rena J Gammon BY Bryan V. Harris as her attorney in fact.
Rena J. Gammon by Bryan V. Harris as Attorney in Fact

Estate of Vernon Lowe Harris

BY: Bryan V. Harris, Executor
Bryan V. Harris
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN V. HARRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 of March, 2019.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN V. HARRIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JENELLE SUE HARRIS-LANDRY, DANIEL L. HARRIS, and RENA J. GAMMON, and who acknowledged he/she/they executed the same as the free act and deed of the said JENELLE SUE HARRIS-LANDRY, DANIEL L. HARRIS, and RENA J. GAMMON

Witness my hand and official seal, this the 22 of March, 2019.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

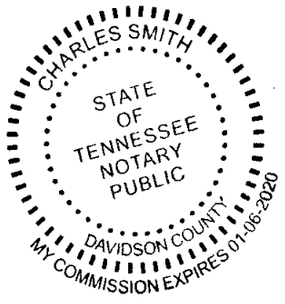
CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN V. HARRIS, EXECUTOR of the ESTATE OF VERNON LOWE HARRIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22 of March, 2019.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212