NEW OWNER:
Christopher Scott Harris
1312 Riverside Drive
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-177

MAP & PARCEL
083-03-0-130.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 224792 **DEEDWARR**
05/02/2019 10:47:24 AM 3 pgs
Fees: $18.00 Taxes: $943.50

20190502-0040830

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS ($255,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **John S. Blackwell and Randall Fuller** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Christopher Scott Harris, a married man and Zachary Van Es, a married man** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Minnie F. Martin's Subdivision of Lot No. 58 and Part of Lot No. 59 of the Brownsville Tract, of record in Plat Book 547, Page 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John S. Blackwell, married and Randall Fuller, married, Tenants in Common by Warranty deed from Ellen M. Waggoner and Anthony Waggoner, wife and husband of record in Instrument No. 20190313-0022864 Register's Office for Davidson County, Tennessee, dated March 11, 2019 and recorded on March 13, 2019.

Being also known as 1312 Riverside Drive Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 24 day of **April, 2019**.

John S. Blackwell

Randall Fuller

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, John S. Blackwell and Randall Fuller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of **April, 2019**.

NOTARY PUBLIC

My commission expires: 10-26-24

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **255,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of **April, 2019**.

NOTARY PUBLIC

My commission expires: 07-11-2021

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY