Karen Johnson Davidson County
Batch# 237463 DEEDWARR
05/31/2019 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20190531-0052156

PREPARED BY (AND RETURN TO):


*Wilkins & Ivey, Attys.*

*Attorneys at Law*
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104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*


W & I Ref: (RE) Title No.: 60450
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Jedd Hughes<br>Allison Klein<br>116 Vandiver Drive<br>Madison, TN 37115 | CapStar Bank<br>2002 Richard Jones Rd, Ste 300A<br>Nashville, TN 37215 |

**TAX MAP PARCEL NUMBERS:** 04312006200

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$440,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kimberlee S. Harris and Jesse Elbert Harris, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jedd Hughes and Allison Klein, 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:**

Land in Davidson County, Tennessee, Being Lots Nos. 12 and 13 on the unrecorded map of Vandiver's Subdivision of the easterly one-half of Lot No. 9 of the Anderson Lands, of record in Book 1130, page 37, Register's Office for said County, and described according to a copy of a survey by Ewell Anderson, Surveyor, in July 1944, as follows:

Beginning at a point on the easterly margin of Vandiver Drive, the common corner of Lots No. 13 and 14; thence with the line between said Lots, eastwardly 214.0 feet to the low water mark of Cumberland River; thence down said River, Southeasterly 100.2 feet to the corner of Lot No. 11; thence with the line between Lots Nos. 11 and 12, westerly 228.2 feet (erroneously referred to as 226.2 feet in prior conveyance) to the easterly margin of Vandiver Drive; thence with the margin of same, northerly 100.0 feet to the beginning.

Being the same property conveyed to Jess Harris and wife, Kimberlee S. Harris by Warranty Deed from Michael W. Duncan and wife, Cheryl J. Duncan, dated September 16, 1987 and recorded on September 22, 1987 of record in Book 7358, page 351 rerecorded in Book 7381, page 678, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberlee S. Harris by Quitclaim Deed from Jess Harris, of record in Book 8286, page 598, Register's Office for Davidson County, Tennessee, dated February 4, 1991, recorded on February 4, 1991.

Jess Harris and Jessee Elbert Harris are one and the same.

Jesse Elbert Harris, spouse of Kimberlee S. Harris, joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2019, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 1130, page 37, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5337, page 597, said Register's Office. And an easement for the flow of the Cumberland River over so much of the premises as may be therein.

**This is improved property, known as 116 Vandiver Drive, Madison, TN 37115**

**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 COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

**WITNESS THE EXECUTION HEREOF** this 28th day of May, 2019.

**Kimberlee S. Harris** **Jesse Elbert Harris**

**State of** Tennessee

**County of** Davidson

On this 28th day of May, 2019, before me the undersigned authority, personally appeared Kimberlee S. Harris and Jesse Elbert Harris and Jesse Elbert Harris, 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.

My Commission Expires:

Notary

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $440,000.00.

Affiant

Sworn and subscribed before me this 28th day of May, 2019.

Notary

My Commission Expires: 12.03.19

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

COMPASS
LAND TITLE

# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

