Karen Johnson Davidson County
Batch# 241093 DEEDWARR
06/10/2019 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20190610-0055524

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is 360,000.00

Affiant

Subscribed and sworn to before me, this 05th day of June, 2019.

Notary Public

My commission expires: 12-22-19

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua Scales **William Strait**	**SWBC Mortgage**	**08107004400**
2101 14th Ave. North	**9311 San Pedro Ave., Ste. 100**	
Nashville, TN 37208	**San Antonio, TX 78216**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert Harris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Scales and William Strait, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Southeasterly part of Lot No. 38 in plan of Buena Vista as of record in Book 57, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 38 fronts 44 feet on the westerly side of 14th Avenue North, formerly Nance Street, beginning at the southeasterly corner of Lot No. 38; thence northwardly 44 feet; thence westerly at a 90 degree angle 106 feet; thence southwardly at a 90 degree angle 44 feet to the northerly margin of Cass Street; thence eastwardly at a 90 degree angle and along the northerly margin of Cass Street to the beginning.

Being the same property conveyed to Robert Harris from G. Co. Investments, LLC by Decree for Redemption dated March 19, 2018, of record in Instrument No. 20180412-0034466, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to G Co Investments, LLC from Robert Harris by Final Decree Confirming Sale dated February 9, 2017, of record in Instrument No. 20170330-0030911, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2101 14th Ave. North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 05th day of June, 2019.

Robert Harris

Robert Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Robert Harris,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 05th day of June, 2019.

Notary Public

My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

HE2019-0106

True Copy Certification

I, Christine Hutchinson, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson 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:
Notary' Seal (if on paper)

