Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 256113 DEEDWARR
07/12/2019 11:21:23 AM 3 pgs
Fees: $18.00 Taxes: $1,215.45
20190712-0068219

AUBREY B. SALING

TO: *WARRANTY DEED*

ELIZABETH ANN HARRIS

THIS WARRANTY DEED OF REALTY, executed as of the 5th day of July, 2019, by Grantor, **AUBREY B. SALING, an unmarried person**, to Grantees, **ELIZABETH A. HARRIS and BOBBY SHELLEY, wife and husband**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever in fee simple, certain realty situated in the Tenth (10th) Civil District of Davidson County, Tennessee, and bounded and described as follows:

> Being Lot No. 44 on the Plan of Connell Estates, Section 2 of record in Book 2900, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 44 fronts 162.1 feet on the easterly margin of Swift Drive and runs back between lines being 247.50 feet on the northerly line and 216.6 feet on the southerly line to a line on the rear on which it measures 180.00 feet. This is the same legal description as in the most previous deed of record.
>
> Being the same property conveyed to Aubrey B. Saling, a single person, from The 238 Swift Drive Trust, Amanda Dean, Successor Trustee, by Warranty Deed dated January 10, 2019 and recorded on January 24, 2019 at 2:22 PM in Instrument Number 20190124-0007102, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2019 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Record Book 3162, Page 35 and Record Book 3180, Page 73; and to all matters as shown on plan of record on Plat Book 2900, Page 130, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

AUBREY B. SALING Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **AUBREY B. SALING**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 5th day of July, 2019

My Commission Expires: 9/20/2021

Notary Public

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Property Owners Name
and Mailing Address:

Elizabeth Ann Harris
238 Swift Drive
Goodlettsville, TN, 37072

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
238 Swift Drive
Goodlettsville, TN, 37072

Map and Parcel No.
018-12-0-006.00

STATE OF TENNESSEE,
DAVIDSONCOUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$328,500.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant_____

Subscribed and sworn to before me this the **5th day of July, 2019.**

Katherine Warren
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172