WARRANTY DEED

Karen Johnson Davidson County
Batch# 273376 DEEDWARR
08/19/2019 10:17:56 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20190819-0082803

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/2021
(AFFIX SEAL)

ALEXIS MENDEL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-071180

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joel Thomas and Elizabeth Nichols Thomas	NEW OWNER	
(NAME)	(NAME)	
6632 Autumnwood Drive		155-08-0C-038.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Five Thousand And No/100 Dollars ($385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JERRY HARRIS AND NANCY HARRIS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOEL THOMAS AND ELIZABETH NICHOLS THOMAS, HUSBAND AND WIFE, 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 Lot No. 38 on the Plan of Poplar Creek Estates, Phase Two of record in Plat Book 6900, Page 339-347, as amended in Book 7900, Pages 888 and 889, by amendment and change of survey monumentation, said Register's Office.

Said Lot No. 38 fronts 74 feet on the Easterly margin of Autumnwood Drive and extends back between parallel lines 120.0 feet to a dead line in the rear measuring 74 feet thereon.

Being the same property conveyed to Jerry Harris and Nancy Harris, husband and wife by Warranty deed from Melissa Kay Abner, unmarried of record in Instrument No. 20070515-0058066 Register's Office for Davidson County, Tennessee, dated May 14, 2007 and recorded on May 15, 2007.

unimproved ☐
This is improved ☒ property, known as 6632 Autumnwood Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Jerry Harris and Nancy Harris, husband and wife this 15 day of August, 2019.

Jerry Harris

Nancy Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2019, before me personally appeared Jerry Harris and Nancy Harris, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022