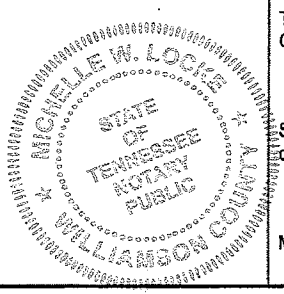
Karen Johnson Davidson County
Batch# 278268 DEEDWARR
09/03/2019 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,602.10
20190903-0088223

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 9/29/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David C. Harris	New Owner	180-04-0B-146.00
(NAME)	(NAME)	
3129 Brookview Forest Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Lori A. Eling and Thomas W. Eling,wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David C. Harris, an unmarried person,** 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 all of Lot No. 57, on the plan of Brookview Forest, Phase V, of record in Instrument Number 20090309-0021109, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lori A. Eling and Thomas W. Eling, wife and husband, by Warranty Deed from Drees Premier Homes, Inc. dated March 22, 2012, Register's Office for Davidson County, Tennessee.

Subject to:

Taxes and assessments for the year 2019 and subsequent years a lien, but not yet due and payable.

All matters found on a plan of record in Instrument Number 20090309-0021109 and Plat Book 421, page 146, Register's Office for Davidson County, Tennessee.

Easements, agreements and/or restrictions of record in Deed Book 8404, page 656; Instrument Number 20060104-0001198; Instrument Number 20070323-0035374, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument Number 20030918-0138293, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to the homeowners association of record in Instrument Number 20111117-0090032, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument Numbers 20030829-0125803 and 20050505-0050962, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines, if any, and all easements for public utilities.

unimproved ☐

This is improved ☐ property, known as 3129 Brookview Forest Dr., Nashville, TN 37211
(House Number) (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.

Witness my/our hands this 30th day of August, 2019.

Lori A. Eling

Thomas W. Eling

State of Tennessee
County of Davidson

Personally appeared before me Lori A. Eling and Thomas W. Eling, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2019.

Notary Public
My Commission Expires: 11.8.21

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 201907023

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

