Name and Address of New Owner:
Jonathan Harris
110 Mt. Vernon Dr.
Old Hickory, TN 37138

Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 289249 DEEDWARR
09/20/2019 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20190920-0095970

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 162-09-0A-056.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Christenbury, a single man, by and through his Attorney-in-Fact, Beverly Korber Dixon**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan Harris, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Townhouse No. 56, on the Site Plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert Christenbury, unmarried, by Warranty Deed from Shirley Windsor Loper, unmarried, of record in Instrument No. 20151016-0105749, Register's Office for Davidson County, Tennessee, dated October 14, 2015, and recorded on October 16, 2015.

Being improved property known as 5510 Country Dr., Unit 56, Nashville, TN

Durable General Power of Attorney for Robert Christenbury of record as Instrument No. 20190919-0095481, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of September, 2019.

Robert Christenbury by Beverly Korber Dixon, his attorney in fact (SEAL)

Robert Christenbury by Beverly Korber Dixon, his Attorney-In-Fact

STATE OF VIRGINIA
COUNTY OF Henrico

On this the 18th day of September, 2019 before me personally appeared **Beverly Korber Dixon,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Robert Christenbury,** and acknowledged that she executed the same as the free act and deed of the said **Robert Christenbury.**

Witness my hand and seal this 18th day of September, 2019.

Delores A. Miller
Commonwealth of Virginia
Notary Public
Commission No. 7509280
My Commission Expires 04/30/23

Notary Public Delores A Miller
My commission expires: 04/30/23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of September, 2019.

Notary Public
My commission expires: 11/3/23

File No. 2019-384

201909200095970

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

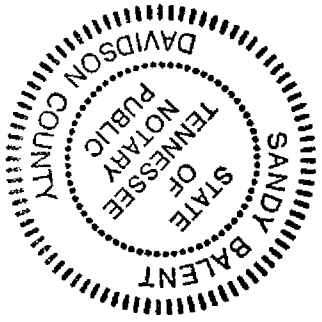
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).