**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 190922671**

Karen Johnson Davidson County
Batch# 291525 **DEEDWARR**
09/26/2019 08:50:45 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20190926-0097801

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $260,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of September, 2019.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Thomas W. Harris and Lori S. Harris<br>720 Shadowlawn Court<br>Franklin, TN 37221 | New Owner | Tax Parcel ID No.<br>142 14 0 085.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen C. Tallent and Barbara Lee Tallent, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas W. Harris and Lori S. Harris, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of SECTION 2, HARPETH VALLEY PARK, of record in Book 3700, Page 129, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more particular description of said lot.

Being the same property conveyed to Stephen C. Tallent and wife, Barbara Lee Tallent, by Warranty Deed from Mamie D. Dillehay, Surviving Tenant, of record in Book 10498, Page 532, in the Register's Office of Davidson County, Tennessee, dated June 17, 1997, and recorded on June 19, 1997.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, HARPETH VALLEY PARK, as recorded in Plat Book 3700, Page(s) 129.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3857, Page 858 and Book 4148, Page 696.

This is improved property located at 712 Myhr Drive Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 20th day of September, 2019.

Stephen C. Tallent

Barbara Lee Tallent

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen C. Tallent and Barbara Lee Tallent, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2019.

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Notary Public

My Commission Expires: _____