Karen Johnson Davidson County
Batch# 332848 DEEDWARR
12/20/2019 12:41:43 PM 2 pgs
Fees: $13.00 Taxes: $453.25
20191220-0131621

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072
BTA# 2019121334

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Tina Grimes Harris 3905 Southview Drive Nashville, TN 37218	Tina Grimes Harris 4208 W. Hamilton Rd. Nashville, TN 37218	069-03-0-063.00

WARRANTY DEED

THIS INDENTURE, made this 18th day of December, 2019 between **CHRISTINA CLINARD**, unmarried, resident of Cheatham County, Tennessee ("Grantor") and **TINA GRIMES HARRIS**, married, resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

LAND in Davidson County, Tennessee, being more particularly bounded and described as follows:

TRACT A:
Being Lot 2, of Block FF, on the Revised Map of Fairview Subdivision, as shown by plat of same of record in Deed Book 1130, Page 54 in the Register's Office for Davidson County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at a point in the westerly margin of Southview Road, which point is the common corner of Lots No. 2 and 3 of said Subdivision, and running in a southerly direction with the said westerly margin of Southview Road, a distance of 100 feet to a point; thence is a westerly direction a distance of 250 feet to a point; thence in a northerly direction a distance of 100 feet; thence in an easterly direction a distance of 250 feet to the point of BEGINNING.

TRACT B:
Being all of Lot 1, of Block FF, on the Revised Map of Fairview Subdivision, as shown by plat of same of record as Deed Book 1130, Page 54 in the Register's Office for Davidson County, Tennessee, and being more particularly bounded and described as follows:

SAID Lot 1 fronts 103.1 feet on the Westerly side of Southview Road and runs back between parallel lines, 250.45 feet on the Southerly line, along the Northerly margin of west Hamilton Road, and 250 feet on the Northerly line to a dead line in the rear on which it measures 118.2 feet.

HOWEVER, there is included in the above description of Lot No. 1, but excluded from the conveyance herein the following described property, to wit:

LAND in Davidson County, Tennessee, being the Southerly 100 feet of Lot No. 1 of Block FF, on the Revised Final Plan of Fairview Subdivision of record in Book 1130, Page 54 in the Register's Office for Davidson County, Tennessee. Said part of Lot No. 1 fronts 100 feet on the westerly side of Southview Road and runs back between parallel lines with the Northerly margin of West Hamilton Road 250.45 feet to a dead line.

BEING the same property conveyed to Christina Clinard by Quitclaim Deed of Correction dated April 29, 2019, filed of record as Instrument No. 201905010040151, correcting Quit Claim Deed of record as Instrument No. 20190204-0010075, both in the Register's Office for Davidson County, Tennessee.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title

thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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 hereunder set Grantor's hand and seal as of the date first recited above.

CHRISTINA CLINARD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th of December, 2019, before me personally appeared Christina Clinard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

Notary Public

Printed Name: _____

My commission expires: 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$122,500.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 18 day of December, 2019.

Notary Public

My commission expires: 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY