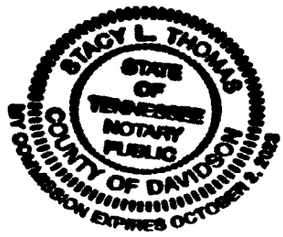
Karen Johnson Davidson County
Batch# 346270 DEEDWARR
01/22/2020 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20200122-0007917

35217



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $**610,000.00**

Affiant

Subscribed and sworn to before me, this the 17 day of JANUARY, 2020.

Notary Public

My commission expires: October 2, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TYLER WILSON CRACE AND FARRIS ANN CRACE	Regions Bank d/b/a Regions Mortgage	116-12-0-087.00
3723 Estes Road	2050 Parkway Office Circle RON-6, Mail Code ALBH40602B	
Nashville, TN 37215	Birmingham, AL 36104	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JACK ALLEN HARRIS, AKA JACK ALLEN HARRIS, II AND ASHLEY HARRIS, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
TYLER WILSON CRACE AND FARRIS ANN CRACE, 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:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 8 and the northerly half of Lot No. 9 Block "D" on the map of Woodmont Lane Homesites, as of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JACK ALLEN HARRIS AND ASHLEY HARRIS, HUSBAND AND WIFE, by deed from JASON C. PUCKETT AND LINDSAY SMITH PUCKETT, HUSBAND AND WIFE, of record in Instrument No. 20150310-0020433, dated March 3, 2015, said Register's Office.
JACK ALLEN HARRIS IS ALSO KNOWN AS JACK ALLEN HARRIS, II.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 3723 Estes Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 hand(s) this 17th day of January,2020.

JACK ALLEN HARRIS

ASHLEY HARRIS

State of Tennessee)

County of Davidson)

On this 17 day of January, 2020, before me personally appeared, **JACK ALLEN HARRIS AND ASHLEY HARRIS, HUSBAND AND WIFE,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 5-9-2023

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

