Karen Johnson Davidson County
Batch# 362424 DEEDWARR
02/24/2020 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20200224-0020235

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $200,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 21st day of February, 2020.<br>Notary Public<br>My commission expires: 5-2-22 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| John D. Harder<br>Michele K. Harder | Renasant Bank | 042-14-0-060.00 |
| 39 S. Lakeshore Drive | 2001 Park Place North #150 | |
| Ransom Canyon, TX 79366 | Birmingham, AL 35203 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MIKE GILFILLIAN AKA MIKE GILFILLAN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN D. HARDER AND MICHELE K. HARDER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property located in Davidson County, being more particularly described as follows, to wit:

Being Lot 77 on the plan of Sherry Heights, Section III, of record in Plat Book 2331, Pages 126 and 127, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Included in the above description but expressly excluded therefrom, the following property was conveyed to the Tennessee Department of Transportation by Deed from John T. Bodily and wife, Donna A. Bodily, of record as instrument number 20010404-0032736, in the Register's Office for Davidson County, Tennessee:

Beginning at a point of the intersection of the existing West margin of I-65 and the West Boundary of the Rose Paul Property, said point of intersection being 167.70 feet left of I-65 proposed centerline station 435+68.98; thence with said boundary South 09 degrees 25 minutes 58 seconds West 147 feet, more or less, to a point, said point being 191.32 feet left of I-65 proposed centerline station 434+24.45; thence with proposed left margin of said road North 03 degrees 16 minutes 03 seconds East 147.98 feet to a point, the said point being 183.28 feet left of the I-65 proposed centerline station 435+72.22, thence with the existing South margin of I-65 Easterly 16 feet, more or less to the point of beginning, containing 1,164 square feet.

Being the same property conveyed to Westwood Communities, Inc. by Special Warranty deed from The Secretary of the Department of Housing and Urban Development of record in Instrument No. 20141217-0115330 Register's Office for Davidson County, Tennessee, dated December 10, 2014 and recorded on December 17, 2014.

Being the same property conveyed to Mike Gilfillian by Quitclaim deed from Westwood Communities, Inc. of record in Instrument No. 20150218-0014055 Register's Office for Davidson County, Tennessee, dated January 26, 2015 and recorded on February 18, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 209 Rhine Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of February, 2020.

Mike A. Gilfillian Mike A. Gilfillian

**Mike Gilfillian AKA Mike Gilfillan**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mike Gilfillian AKA Mike Gilfillan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of February, 2020.

Notary Public

My Commission Expires: 5-2-22

# True Copy Certification

I, **Angie Lawless**, 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 executed and authenticated according to law.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

