Karen Johnson Davidson County
Batch# 432407 DEEDWARR
07/08/2020 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20200708-0073695

2020-404

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

DEE RAY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 20-CD-374

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Erica Vanessa Harlow and Collin Alexander Harlow	CHURCHILL MORTGAGE	15600001800
(NAME)	(NAME)	
7828 Highway 100	761 OLD HICKORY BLVD #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifty-Five Thousand And No/100 Dollars ($555,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HEATHER D WARMBROD AND JAMES GORDON WARMBROD, III, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERICA VANESSA HARLOW AND COLLIN ALEXANDER HARLOW, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Harpeth Heights, Section 2, not of record, described according to a survey made by Hal R. Swann, Jr., Surveyor, January 26, 1959, as follows:

Beginning on the northerly margin of Highway 100 at the southwest corner of the property conveyed to John B. Hill and wife, by Deed from E.U. Buchi and wife, of record in Book 2147, page 289, Register's Office for Davidson County, Tennessee and also being the corner of Lots No. 4 and 5; thence with the line between said two lots, northwesterly 211.2 feet; thence southwesterly 160.0 feet to the corner of Lots No. 5 and 6; thence with the line between said two lots, southeasterly 223.5 feet to the northerly margin of Highway 100; thence with the same, northeasterly 160.0 feet to the beginning.

Being the same property conveyed to Heather D. Warmbrod (formerly known as Heather Sisemore) and James Gordon Warmbrod, III, wife and husband, by Quitclaim Deed, from Larry R. Young, married, dated August 13, 2019, recorded August 22, 2019, of record in Instrument No. 20190822-0084397, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Heather Sisemore, an unmarried woman, and Larry R. Young, a married man, as tenants in common, by Warranty Deed, from Miles Adcox, an unmarried man, dated June 6, 2016, recorded June 7, 2016, of record in Instrument No. 20160607-0057379, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 7828 Highway 100, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 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 GRANTEES, their 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 2 day of July, 2020.

Heather D Warmbrod

James Gordon Warmbrod, III

STATE OF TENNESSEE
COUNTY OF _____

On this 2 day of July, 2020, before me personally appeared Heather D Warmbrod and James Gordon Warmbrod, III, wife and husband to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 2 day of July, 2020.

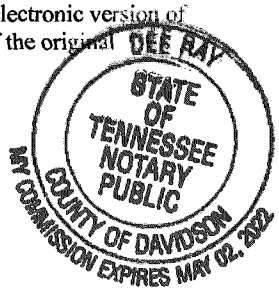
Commission Expires: My Commission Expires October 21, 2020

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public