2809

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013926

WARRANTY DEED

Karen Johnson Davidson County
Batch# 437515 DEEDWARR
07/14/2020 03:00:30 PM 2 pgs
Fees: $13.00 Taxes: $2,183.00
20200714-0077066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2020.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charmarcus E. Floyd *et ux* 5931 Post Road Nashville, Tennessee 37205	Capstar Bank 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	116-09-0-081.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Ninety Thousand and 00/100 Dollars ($590,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **RICHARD C. HARRIS AND VANESSA H. HARRIS, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **CHARMARCUS E. FLOYD AND AMANDA S. FLOYD, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 396 on the plan of Hillwood Estates, Section 15, as of record in Book 2900, page 117, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard C. Harris and Vanessa H. Harris, husband and wife, from Charles Andrews Nord, married, by Warranty Deed dated April 17, 2017, and recorded April 20, 2017 in Instrument #20170420-0038825, said Register's Office.

The address of the herein described property is believed to be 5931 Post Road, Nashville, TN 37205, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 2900, page 117; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 10th day of July, 2020.

RICHARD C. HARRIS

Vanessa H. Harris
VANESSA H. HARRIS

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, a Notary Public, Richard C. Harris and Vanessa H. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, by means of physical presence.

WITNESS my hand and seal, this the 10th day of July, 2020.

Notary Public

KAREN E NICHOLS
Notary Public - State of Florida
Commission # GG 213012
My Comm. Expires Jun 12, 2022
Bonded through National Notary Assn.

Karen E Nichols
Printed Notary Name

My commission expires: June 12, 2022

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III
Signature

State of Tennessee)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020