THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000.00.

Karen T Gooch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF August 2020. Tracy Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 458326 DEEDWARR
08/17/2020 11:26:57 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20200817-0091951

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen T. Gooch	New Owner	
214 Leonard Avenue		10413008100
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **George Patrick Harrison and Allison Miller Harrison, Trustees of the Harrison Revocable Living Trust, dated April 13th 2009,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen T. Gooch,**

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 part of the S.W. Berger Homeplace shown on the map of Myrtlewood Subdivision being Bransford Realty Company's Subdivision of the S.W. Berger property (Book 547, Page 106, Register's Office for Davidson County, Tennessee) and being shown as Lot No. 5 on the Map of R.K. Smith's Subdivision of said property and shown on a copy of a plat which is of record in connection with a sewer line easement in Book 1730, Page 6, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Patrick Harrison and Allison Miller Harrison, Trustees of the Harrison Revocable Living Trust, dated April 13th 2009 by Warranty deed from Benjamin H. Shuster and Constance B. Carroll Shuster, husband and wife of record in Instrument No. 20150615-0056188 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 15, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **214 Leonard Avenue, Nashville, TN 37205.**

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.

Witness our hands this the 13 day of August, 2020.

The Harrison Revocable Living Trust, dated April 13th 2009

BY: _____, Trustee
George Patrick Harrison, Trustee

By _____ Trustee
Allison Miller Harrison, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **George Patrick Harrison and Allison Miller Harrison, Trustees of the Harrison Revocable Living Trust, dated April 13th 2009,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13 day of August, 2020.

My Commission expires: 9-6-22

_____
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON