RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200900420

WARRANTY DEED

Karen Johnson Davidson County
Batch# 495992 DEEDWARR
10/15/2020 09:49:06 AM 2 pgs
Fees: $13.00 Taxes: $1,790.80

20201015-0119798

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$484,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 13th day of October, 2020

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Lahiere **2837 Bronte Ave.** **Nashville, TN 37216**	**SAME**	**072-10-0-122.00**

FOR AND IN 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,

Philip Harris and Mary Catherine Harris, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Lahiere

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 a part of the A. F. Primrose Property, as shown on the Map of the E.B. Rucker Land, said property shown on the Map recorded in Book 1130, Page 20, Register's Office for Davidson County, Tennessee.

BEGINNING on the westerly margin of Bronte Avenue at a point 167.1 feet southwardly from the southwest corner of said Avenue and Litton Avenue; thence with the westerly margin of Bronte Avenue southwardly 75 feet; thence westwardly 116.8 feet; thence northwardly 75 feet; thence eastwardly 118.2 feet to the beginning.

BEING the same property conveyed to Philip Harris and Mary Catherine Harris, husband and wife, by Warranty Deed from Vicki J. Conger and Leah Watson, as tenants in common, dated 1/5/2017 and recorded 1/9/2017 in Instrument Number 20170109-0001960, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **2837 Bronte Ave., Nashville, TN 37216**
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 13th day of October, 2020.

Philip Harris

Mary Catherine Harris

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 Philip Harris and Mary Catherine Harris the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of October, 2020.

Commission Expires:_____

Notary Public

