Box 1

WARRANTY DEED

NOTARY PUBLIC AT LARGE RECORD CO., TENN.

My Commission Expires 2-10-2002

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$61,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **9TH DAY OF AUGUST, 2001.**

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janie L. Jackson	**Countrywide Home Loans, Inc.**	**71-4-45**
(NAME) **2611 Woodyhill Drive**	(NAME) **4500 Park Granda**	
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Calabasas, CA 91302-1613**	
(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, **Larry E. Harper Jr. and Kimbrelea M. McCord-Harper**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janie L. Jackson, unmarried**, 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. 304 on the Plan of Joywood Heights, Section 2 of record in Plat Book 1130, Page 92, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 304 fronts 60 feet on the easterly margin of Woodyhill drive and extends back 193.7 feet on the southerly line and 193.6 feet on the northerly line to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Larry E. Harper, Jr. and wife, Kimbrelea M. McCord by deed of record in Book 11725, Page 941, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Larry E. Harper, Jr., and Larry Eugene Harper, Jr., being one and the same person.

unimproved ☐

This is improved ☒ property, known as **2611 Woodyhill Drive, Nashville, TN 37207**

(House Number) (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.

Davidson County DEEDWARR
Recvd: 08/15/01 10:57 2pgs
Fees:13.00 Taxes:225.70

20010815-0088138

Witness **my/our hand(s)** this **9th day of August, 2001**.

Larry Eugene Harper Jr.

Kimbrelea M. McCord-Harper

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 Larry Eugene Harper, Jr. and Kimbrelea M. Harper 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 9th day of August, 2001.

Commission expires:

Notary Public

