Davidson County DEEDWARR
Recvd: 04/08/05 11:55 2 pg
Fees:13.00 Taxes:399.60

20050408-0038859

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of April, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Shannon Harper
5903 Robertson Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
GUARANTY TRUST
P.O. BOX 12181
MURFREESBORO, TN 37133

MAP-PARCEL NUMBERS:
091-09-0-11800

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lindsey Repp, married,*** hereinafter referred to as Grantors, hereby transfers and conveys to **Shannon Harper, unmarried,** hereinafter referred to as 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 parts of Lots Nos. 1 and 2 on the map of T. M. Nall's Subdivision of certain Lots of the B. F. Cockrill Farm, as of record in Book 421, Page 63, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Robertson Street, 50 feet westerly from the westerly margin of Elaine Street, at the northwest corner of the property conveyed to Walter Lee Hulan, by deed of record in Book 1195, Page 629, Register's Office for Davidson County, Tennessee, to his southwest corner; thence with his south line, easterly 50 feet to the westerly margin of Elaine Street; thence westerly 101.5 feet more or less, to a point which is 2.5 feet west of the line between Lots Nos. 1 and 2; thence northerly 187 feet, more or less, to a point in the south margin of Robertson Street which point is the common corner of Lots Nos. 1 and 2; thence with the margin of said street easterly 55 feet to the point of beginning.

Being the same property conveyed to Lindsey Repp, married, by Warranty Deed from Christian Mora and Jessica Mora, husband and wife, of record in Instrument No. 20041013-0123304, Register's office for Davidson County, Tennessee.

***Jonathan Mahan, husband of Lindsey Repp, joins in this instrument to convey any and all interest he has in said property.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Book 421, Page 63, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5903 Robertson Avenue, Nashville, Tennessee 37209.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 6th day of April, 2005.

Lindsey Repp

Jonathan Mahan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lindsey Repp and Jonathan Mahan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of April, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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