WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090061539 DEEDWARR
Recvd: 09/08/09 14:12 2 pgs
Fees:13.00 Taxes:1165.50

20090908-0084095

JOYCE JORDAN
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: September 19, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Home Title & Escrow, LLC 429 Henslee Drive Dickson, TN 37055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEON R. HARRISON III	Franklin American Mortgage Company	141150D22800CO
(NAME)	(NAME)	
8212 LONDONBERRY ROAD	501 Corporate Centre Drive #400	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	Franklin, TN 37067	
(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, **HELEN J. BROWN, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEON R. HARRISON III AND WIFE, KRISTINE MARIE HARRISON,** 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. 228, ON THE PLAN OF PHASE III-B, "SHEFFIELD ON THE HARPETH, OF RECORD IN PLAT BOOK 7900, PAGE 443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO HELEN J. BROWN, AN UNMARRIED WOMAN, BY QUITCLAIM DEED DATED DECEMBER 31, 2008 FROM SANTA RITA HOMES INC., A NEVADA CORPORATION, OF RECORD IN INSTRUMENT NO. 20090323-0026263, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO SANTA RITA HOMES INC., A NEVADA CORPORATION BY DEED DATED JULY 24, 2000 FROM THOMAS W. YEMM AND OLIN DANTZLER KEARSE. BOTH UNMARRIED OF RECORD IN INSTRUMENT NO. 20000814-0079979, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2009 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 8212 LONDONBERRY ROAD, NASHVILLE, TN 37221

(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.

Witness my hand this 3rd day of September, 2009.

Helen J. Brown
HELEN J. BROWN

STATE OF Tennessee

COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, HELEN J. BROWN, AN UNMARRIED WOMAN with whom I am personally acquainted and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 3rd day of September, 2009.

Commission expires: September 19, 2012

Joyce Jordan
Joyce Jordan / Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON TENN.