BILL GARRETT, Davidson County
Trans: T20090062957 DEEDWARR
Recvd: 09/15/09 09:22 2 pgs
Fees: 13.00 Taxes: 1450.40
20090915-0085953

WARRANTY DEED

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE TN 37203

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-9-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Wallace and Anne Lacy Wallace	J.P. Morgan Chase	11712013700
(NAME) 1477 Clairmont Place	(NAME) P.O. Box 78420	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Phoenix, AZ, 85062-8420	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **David E. Harmon and wife, Melissa Eckstein Harmon**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John B. Wallace and wife, Anne Lacy Wallace**, 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:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 6, BLOCK B, PLAN OF GALECREST NO. 2, PART OF NOEL'S LANDS, as shown on plat of record in Plat Book 843, Page 30, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David E. Harmon and wife, Melissa Eckstein Harmon, by Warranty Deed from George E. Eckstein, unmarried, recorded November 28, 1995 in Book 9869, Page 903, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1477 Clairmont Place, Nashville, TN 37215

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, has 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 11th day of September, 2009.

David E. Harmon

Melissa Eckstein Harmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **David E. Harmon and Melissa Eckstein Harmon**, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of September, 2009.

Notary Public

My commission expires: _____

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011