RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100051163 DEEDWARR
Recvd: 08/18/10 08:06 2 pgs
Fees:13.00 Taxes:479.52
20100818-0065093

WARRANTY DEED

JANE GRAZER 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 $129,600.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August 2010.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRACY ROTAN 1413 Chester Avenue Nashville, TN 37206	Same address as new owner	072-14-0-298.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Nine Thousand Six Hundred and 00/100 DOLLARS ($129,600.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **THOMAS S. HARPER, an unmarried person,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **TRACY ROTAN, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Property Commonly Known as: 1413 Chester Avenue Nashville, TN 37206.

Land in Davidson County, Tennessee, being Lot No 12 an the Plan of Block A, Belle Forest No. 2 of record in Plat Book 843, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas S Harper, an unmarried person by deed from Todd W Henry, an unmarried person, dated 11/30/2007 and filed for record on 12/06/2007, of record in Instrument # 20071206-0141146, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2010 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 3rd day of August, 2010.

Thomas S Harper

THOMAS S. HARPER

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, THOMAS S. HARPER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of August, 2010.

JOHN A. BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public

John A Bell, JR

Printed Notary Name

My commission expires: 7/7/14