RECORD AND RETURN TO:
Harpeth Escrow, LLC
131 Saundersville Rd., Ste. 210
Hendersonville, TN 37075

H11-0026

BILL GARRETT, Davidson County
Trans:T20110015829 DEEDWARR
Recvd: 03/17/11 10:01 2 pgs
Fees:13.00 Taxes:610.50
20110317-0020941

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$165,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2011.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica L Hart 5048 Suter Drive Nashville, TN 37211	First Community Mtg 275 Robert Rose Dr Murfreesboro, TN 37129	Map 147 10 0 Parcel 042.00

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, we,

Jesse Shaver and Emily Walker

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jessica L. Hart, a single person, and Nathan Beaver, a single person

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. 287 on the Plan of Caldwell County Estates, Section Five, of record in Plat Book 3300, page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jesse Shaver and Emily Walker by deed from Bryan Terry Logan and wife, Cristina Kiely Logan, dated June 10, 2004, of record in Instrument No. 20040621-0073213 Register's Office for Davidson County, TN.

KELLY SHAVER JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

AARON LAEL WALKER JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:
1) 2011 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 5048 Suter Drive Nashville, TN 37211
(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(s) this 15th day of March, 2011.

Jesse Shaver

Kelly Shaver

Emily Walker

By Jesse Shaver
Attorney in Fact

Aaron Lael Walker

By Jesse Shaver
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jesse Shaver and Kelly Shaver, with whom I am personally acquainted, (or who 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, at office, this 15th day of March, 2011.

NOTARY PUBLIC

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **Jesse Shaver**, Attorney in Fact for **Emily Walker**, the bargainer, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney in Fact on behalf of **Emily Walker**, for the purposes therein contained.

Power of Attorney recorded in Instrument No. 20110309-0018887, in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 15th day of March, 2011.

NOTARY PUBLIC James C Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **Jesse Shaver**, Attorney in Fact for **Aaron Lael Walker**, the bargainer, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney in Fact on behalf of **Aaron Lael Walker**, for the purposes therein contained.

Power of Attorney recorded in Instrument No. 20110309-0018888, in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 15th day of March, 2011.

NOTARY PUBLIC James C Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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