Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0174T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$215,000.00.**

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of July, 2011.

Notary Public
Commission Expiration: 01/07/2013

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Amanda Marie Rose	**American Financial Resources**	**13112002700**
1515 Elmwood Ave	**9 Sylvan Way**	
Nashville, TN 37212	**Parsippany, NJ 07054**	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sonja Castleman and John R. Harris, Co-Trustees of The Harris Family Trust dated June 17, 2000

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Marie Rose, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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 a plot of land in 16th Civil District of said county, described according to a survey made be Hickerson-Miller, Engineers, dated March 14, 1959, as follows:

Beginning at an iron pin in the westerly margin of Scenic Drive, said iron pin being 325 feet south of the northeast corner of the property conveyed to Houston T. Ezell and wife Mabel W. Ezell, by deed from J.E. Turrentine and wife, of record in Book 2484, page 395, Register's Office for said County; thence with the margin of Scenic Drive south 19 degrees 15' west 100 feet to an iron pin; thence north 86 degrees 00' west 246 feet to an iron pin; thence north 3 degree 05' east 90 feet to an iron pin; thence south 87 degrees 40' east 276 feet to an iron pin, the point of beginning.

Being the same property conveyed to Kenneth M. Harris and Francis S. Harris, Trustees of The Harris Family Trust on 10/20/2000 by deed from Kenneth M. Harris and Francis, recorded on 10/20/2000 in Instrument No. 20001020-0104213, Register's Office for Davidson County, Tennessee. The said Kenneth M. Harris having died November 18, 2009 and the said Francis S. Harris having died September 3, 2007, said property vests to Sonja Castleman and John R. Harris, as Co-Trustees of the Harris Family Trust u/a/d June 17, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **4411 Scenic Drive Nashville, TN 37204**

BILL GARRETT, Davidson County
Trans:T20110046071 DEEDWARR
Recvd: 07/29/11 10:27 2 pgs
Fees:13.00 Taxes:795.50
20110729-0058192

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 successors and or our assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 26 day of July, 2011.

Harris Family Trust u/a/d June 17, 2000

Sonja Castleman, co-trustees
Sonja Castleman, Co-Trustee

John R Harris, Co-Trustee
John R. Harris, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Sonja Castleman and John R. Harris,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Co-Trustees** of **The Harris Family Trust** the within named bargainor(s), a **Trust**, and that they as such **Co-Trustees**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** by themselves as **Co-Trustees**.

Witness my hand and official seal at office this 26 day of July 2011.

DAVIDSON COUNTY NOTARY PUBLIC ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires September 9, 2014

Notary Public
Commission Expiration:

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of July 2011, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public
Commission Expiration:

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, with whom I am personally acquainted (or 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 and official seal at _____, Tennessee this _____ day of _____, 20_____.

Notary Public
Commission Expiration: