WARRANTY DEED

G-VRES-11-3608

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVID K. ROETGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 7-21-2013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Harty	Southeast mtg.	
3608 Normandy Place North	(NAME) P.O. Box 79041	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Baltimore MD 21279	92-13-461.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JENNIFER NEWMAN F/K/A JENNIFER EVANS AND HUSBAND EARL NEWMAN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES P. HARTY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 5, PLAN OF WEST END LAND COMPANY, RE-SUBDIVISION OF LOTS 40 AND 41, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4595, PAGE 13, 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 BY QUIT CLAIM DEED FROM JEFFREY EVANS TO JENNIFER EVANS AS RECORDED ON THE 2ND DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030102-0000834 AND WARRANTY DEED FROM K & R PROPERTIES, INC. TO JEFFREY K. EVANS AND WIFE, JENNIFER G. EVANS AS RECORDED ON THE 27TH DAY OF DECEMBER, 1989 IN DEED BOOK 8011, PAGE 962, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID JENNIFER EVANS IS KNOW KNOWN AS JENNIFER NEWMAN. EARL NEWMAN JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 4595, PAGE 13 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3608 Normandy Place North, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 hereln 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110058006 DEEDWARR
Recvd: 09/19/11 11:49 2 pgs
Fees:13.00 Taxes:647.50
20110919-0072418

Witness my/our hand(s) this 15th day of September, 2011.

Jennifer Newman
F/K/A Jennifer Evans

Earl Newman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Newman and Earl Newman, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of September, 2011.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903