Return TO: Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110079299 DEEDWARR
Recvd: 12/15/11 09:33 2 pgs
Fees:13.00 Taxes:394.05
20111215-0097549

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2011.

Memorie White
Notary Public

MY COMMISSION EXPIRES: 9-8-13
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna Harmon	First Community Mortgage, Inc.	15002001300
(NAME)	(NAME)	
2856 Lera Jones Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Catherine Burke Courtney, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Donna Harmon, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 52, on the plan of Percy Priest Meadows, Section One, of record in Plat Book 4675, Page 110, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richard A. Courtney and wife, Catherine B. Courtney by Deed from Union Planters National Bank, dated 04/30/1991 and filed for record on 05/02/1991 in Book 8342, Page 783, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Catherine Burke Courtney by Deed from Richard Arthur Courtney, dated 11/22/2004 and filed for record on 12/21/2004 in Instrument 200412210151560, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4675, Page 110, said Register's Office.

Restrictions of record in Book 4815, Page 647, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2856 Lera Jones Drive, Antioch, TN 37013
(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/or 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 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 GRANTEE(S), their heirs and/or 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 14th day of December, 2011.

Catherine Burke Courtney

Catherine Burke Courtney

State of Tennessee
County of Wilson

Personally appeared before me Catherine Burke Courtney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of December, 2011.

Tracey Trumphour

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

~~RETURN TO:~~
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122