This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Sheila C. Harrison
5003 Wilkerson Drive
Nashville, TN 37211

MORTGAGEE:
SunTrust Mortgage, Inc.
1001 Semmels Ave. RVW 5023
Richmond, VA 23424

BILL GARRETT, Davidson County
Trans:T20120016865 DEEDWARR
Recvd: 03/07/12 12:54 2 pgs
Fees:13.00 Taxes:388.50
20120307-0020042

SEND TAX BILL TO:
Mortgagee.

MAP	**161-3**
CTRL MAP	
GROUP	
PARCEL	**166**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Anjanette L. Eash, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Sheila C. Harrison, a single person,** 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:

Being Lot No. 2-B, as shown on the map entitled Resubdivision of Lot 21, Wilkerson Heights, of record in Plat Book 6050, page 217, as amended in Book 6900, page 139, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Anjanette L. Eash, unmarried, by Special Warranty Deed dated February 04, 2004, from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, appearing of record in Instrument No. 20040220-0019990, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **5003 Wilkerson Drive, Nashville, Tennessee 37211.**

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, GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

James Egli, the husband of Anjanette L. Eash, joins in this instrument for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise, to the GRANTEE.

WITNESS OUR HANDS, this the **1st** day of **March, 2012**.

Anjanette L. Eash

Anjanette L. Eash

James Egli

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Anjanette L. Eash, and husband, James Egli** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of March, 2012.

Lisa D. Turner

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8/18/2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of March, 2012.

NOTARY PUBLIC

My Commission Expires: _____

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013