THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120023394 DEEDWARR
Recvd: 04/02/12 08:23 2 pgs
Fees:13.00 Taxes:824.43
20120402-0027309

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matt R. Harper and Emily R. Harper 476 Brentview Hills Drive Nashville, Tennessee 37220	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	160-04-0-089.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MICHAEL DALLAS NEWMAN and JOAN COPENHAVER NEWMAN, Trustees under the Newman Family Trust, dated January 31, 2000**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **MATT R. HARPER and wife, EMILY R. HARPER**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Brentview Hills Subdivision as of record in Plat Book 3300, pages 43 and 44, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Dallas Newman and Joan Copenhaver Newman, Trustees, or their successors in trust, under the Newman Family Trust, dated January 31, 2000, by Warranty Deed, from Elmo H. Tillman, unmarried, of record in Instrument No. 20031216-0179443, Register's Office for Davidson County, Tennessee, dated 12/12/2003, and recorded 12/16/2003.

This is improved property known as **476 Brentview Hills Drive, Nashville, Tennessee 37220** .

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, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 27 day of **March, 2012**:

Michael Dallas Newman, Trustee

Joan Copenhaver Newman, Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **MICHAEL DALLAS NEWMAN AND JOAN COPENHAVER NEWMAN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **TRUSTEES** of **THE NEWMAN FAMILY TRUST, DATED JANUARY 31, 2000**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **THE NEWMAN FAMILY TRUST, DATED JANUARY 31, 2000**, for the purposes therein contained.

Witness my hand and official seal on this the 27 day of March, 2012:

NOTARY PUBLIC

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $222,820.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27 DAY OF MARCH, 2012:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON