BILL GARRETT, Davidson County
Trans:T20120034956 DEEDWARR
Recvd: 05/11/12 11:09 2 pgs
Fees:13.00 Taxes:776.63
20120511-0041007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 209,900.00

Affiant

Subscribed and sworn to before me, this 7th day of May, 2012

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
J FRANK HARMON JEAN ANN HARMON	NEW OWNER	12908007900
6205 HARDING PIKE	SAME	
NASHVILLE, TN 37205		
		FILE: ST2012-0625

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

JUNE M PARKER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

J FRANK HARMON and JEAN ANN HARMON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 44 on the Plan of Section 1, Warner Park Valley, as of record in Book 3600, Pages 12-14, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO JUNE M PARKER BY WARRANTY DEED FROM CHASE HOME FINANCE, LLC DATED 03/29/05 AND RECORDED ON 04/22/05 IN INSTRUMENT NO. 20050422-0045210, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 3600, Page 12-14, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 6205 HARDING PIKE, NASHVILLE, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Witness my/our hand(s) this 7th day of May, 2012.

June M Parker
By Amy L Henderson, her attorney in fact
JUNE M PARKER
BY: AMY L. HENDERSON, HER ATTORNEY IN FACT

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, AMY L. HENDERSON, ATTORNEY IN FACT FOR JUNE M PARKER, the within named Grantors, 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, at office, this 7th day of May, 2012.

_____
Notary Public

My Commission Expires:_____

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013