BILL GARRETT, Davidson County
Trans:T20120095895 DEEDWARR
Recvd: 12/14/12 14:17 2 pgs
Fees:13.00 Taxes:629.78

20121214-0115480

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,210.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHANIE HARRISON, ET AL	New Owner	**082-03-0-359.00**
(NAME) **1023 STAINBACK AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEDGED, **I, ANDREW TILGHMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE HARRISON, AN UNMARRIED PERSON, AND TODD HARRISON, A MARRIED PERSON,** 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. 65 on the Plan of Sharpe and Horn's First Addition to North East Nashville, as of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to Andrew Tilghman from Jim A. Attar and Hassan Eslami by deed dated August 13, 2012 of record as Instrument No. 20120815-0073186, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 57, page 152, said. Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

unimproved ( )
This is improved(X) property, known as **1023 STAINBACK AVE., NASHVILLE, TN 37207**
(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 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 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 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 hand this 10th day of December, 2012.

ANDREW TILGHMAN

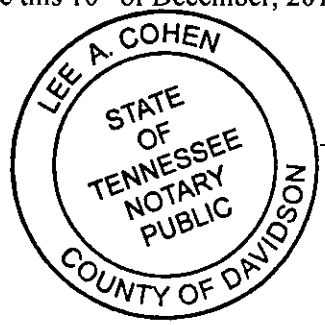
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Tilghman**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th of December, 2012.

My commission expires: **May 5, 2015**



Notary Public