This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/28/13 09:57 3 pgs
Fees:18.00 Taxes:475.45
20130228-0019869

ADDRESS NEW OWNER:
Jean K. Harris
2281 Riverway Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Primelending, A PlainsCapital Co.
18111 Preston Road, Ste. 900
Dallas, TX 75252

TAX ID 053-06-B-149.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **N. Lavon Crowe and wife Dottie J. Crowe,** has this day bargained and sold, and does hereby transfer and convey unto **Jean K. Harris, unmarried person,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Phase 4B, Waterford, of record in Plat Book 7900, Page 770, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to N. Lavon Crowe, unmarried by Deed from J & M Homebuilders, Inc., a Tennessee corporation, of record in Book 9586, page 59, Register's Office for Davidson County, Tennessee, dated January 30, 1995 and recorded on February 2, 1995.

Dottie J. Crowe, the spouse of N. Lavon Crowe, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of N. Lavon Crowe.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 770, and restrictions in Book 7463, page 294, restated in Book 8699, Page 462 and Book 9432, Page 988 and amended in Book 9530, Page 185, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 25th day of February, 2013.

N. Lavon Crowe

Dottie J. Crowe

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **N. Lavon Crowe and Dottie J. Crowe,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 25th day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 8-3-16

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $128,500.00.

AFFIANT

Subscribed and sworn to before me this the 25th day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 10/17/16

True Copy Certification

I, Yvette Lynn Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson
Personally appeared before me, D. Mackey a notary public for this county and state, [Yvette Lynn Meldrum] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16
Notary' Seal (if on paper)

