BILL GARRETT, Davidson County
Trans:T20130028512 DEEDWARR
Recvd: 04/08/13 14:53 2 pgs
Fees:13.00 Taxes:662.30
20130408-0034642

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW13505

Send Tax Bills To:

ARK-LA-TEX Financial Services
d/b/a Benchmark Home Loans
5160 Tennyson Pkwy Suite 2000W
Plano, TX 75024

New Owner is:
Halley W. Ross
4480 Frost Street
Nashville, TN 37214

MAP: 062-02-0B

PARCEL: 135.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William C. Harper and wife, Yolanda K. Harper** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Halley W. Ross and Jeremy Ross , wife and husband**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **4480 Frost Street, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 68 on the Plan of First Amendment to Abbington Park, Phase One - Section Three, a Planned Unit Development, of record in Instrument Number 20040728-0090230, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to William C. Harper and Yolanda K. Harper by Warranty Deed from Duane Kenneth Moore and wife, Elaine Medeiros Moore dated 5/27/09 and recorded 6/29/09 in Instrument Number 20090629-0059848, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of April, 2013.

GRANTOR(S):

William C. Harper

WILLIAM C. HARPER

Yolanda K. Harper

YOLANDA K. HARPER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William C. Harper and Yolanda K. Harper,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 1st day of April, 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$176,000.00~~ 179,000.00 CT

Cari Tiesl

AFFIANT

SWORN TO and subscribed before me this 1st day of April, 2013.

Dana Delworth

NOTARY PUBLIC
My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY