BILL GARRETT, Davidson County
Trans:T20130029195 DEEDWARR
Recvd: 04/10/13 11:24 2 pgs
Fees:13.00 Taxes:573.50
20130410-0035469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$60,000.00~~ $155,000 (98)

Affiant

Subscribed and sworn to before me, this 5th day of April, 2013.

Notary Public

My commission expires: 3.21.2016

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **JASON A PAGES** | Regions Bank d/b/a Regions Mortgage | **03306004000** |
| **1133 CAMPBELL ROAD** | 2050 Parkway Office Circle | |
| **GOODLETTSVILLE, TN 37072** | Birmingham, AL 35244 | |
| | | |

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,

**WADE HARRIS and HEATHER HARRIS, MARRIED**

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

**JASON A PAGES, MARRIED**

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:

Lot Number 3, on the plan of First Revision of Lots 1 thru 6 of Re-Subdivision of Lot 1 of the Re-subdivision of Lots 4 and 5 D.M. Moore's Land as per plat of record in Instrument No. 20000427-0041645, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO WADE HARRIS AND HEATHER HARRIS, MARRIED BY CASH DEED FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED 09/29/2006 RECORDED ON 10/05/2006 IN INSTRUMENT NO. 20061005-0123819 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1133 CAMPBELL ROAD, GOODLETTSVILLE, TN 37072.

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.

WH HH

Witness my/our hand(s) this 5th day of April, 2013.

WADE HARRIS

HEATHER HARRIS

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, WADE HARRIS and HEATHER HARRIS, 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 5th day of April, 2013.

MY COMMISSION EXPIRES
MARCH 1, 2016

Notary Public

My Commission Expires:_____

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY