BILL GARRETT, Davidson County
Trans: T20130034820 DEEDWARR
Recvd: 04/29/13 10:00 2 pgs
Fees: 13.00 Taxes: 621.60

20130429-0042126

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Mitchell D. York
Affiant

Subscribed and sworn to before me, this 25TH DAY OF APRIL, 2013.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell D. York, married	Same as new owner	06102016000
	(NAME)	
622 Stanvid Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Tamara Harper Brown and Theodore Millard Harper, Jr., Co-Trustees of The Juanita M. Harper Revocable Family Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mitchell D. York, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 345 ON THE PLAN OF THE SUBDIVISION OF GRA-MAR ACRES, AS OF RECORD IN BOOK 3500, PAGE 43, AS AMENEDED IN BOOK 3643, PAGE 453, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO THE JUANITA M. HARPER REVOCABLE FAMILY TRUST BY QUITCLAIM DEED FROM JUANITA M. HARPER, OF RECORD IN BOOK 9333, PAGE 659, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 622 Stanvid Drive, Nashville, TN 37216
(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/our hand(s) this 25th day of April, 2013.

WARRANTY DEED
(Continued)

Juanita M. Harper Revocable Family Trust

BY: Tamara Harper Brown - co-trustee
Tamara Harper Brown, Co-Trustee

BY: Theodore Millard Harper Jr. co-trustee
Theodore Millard Harper, Jr., Co-Trustee

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 Tamara Harper Brown and Theodore Millard Harper, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Co-Trustees of Juanita M. Harper Revocable Living Trust, and in their capacity as such Co-Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 25th day of April, 2013.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tamara Harper Brown
Tamara Harper Brown, Individually

Theodore Millard Harper, Jr., Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tamara Harper Brown and Theodore Millard Harper, Jr., the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of April, 2013.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072