BILL GARRETT, Davidson County
Trans: T20130034833 DEEDWARR
Recvd: 04/29/13 10:22 2 pgs
Fees: 13.00 Taxes: 847.30

20130429-0042153

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Aaron Merritt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2013.

Brenda R Lehman
Notary Public

MY COMMISSION EXPIRES: 3/8/15
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drew Prentis Harpool	Cornerstone Home Lending, Inc.	126150A11600CO
(NAME)	(NAME)	
7981 Boone Trace	1177 West Loop South, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Houston, TX 77027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

AARON MERRITT AND WIFE, JENNIFER MERRITT,

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

DREW PRENTIS HARPOOL AND WIFE, VICTORIA MCCARDELL HARPOOL,

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. 256 on the Plan of Section Two, Boone Trace at Biltmore, of record in Plat Book 9700, Page 316 and 317, corrected in Book 10995, Page 618 and by Correction in Book 11275, Page 885, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Aaron D. Merritt and wife, Jennifer L. Merritt by Warranty Deed from Larry M. Baker and wife, Debra M. Baker, recorded on June 21, 2006, of record in Instrument No. 20060621-0073906, Register's Office for Davidson County, Tennessee.

Property Address:
7981 Boone Trace
Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Am Adm

unimproved ☐

This is improved ☒ property, known as 7981 Boone Trace, Nashville, TN 37221

(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 26th day of April, 2013.

Aaron Merritt

Jennifer Merritt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aaron Merritt and wife, Jennifer Merritt, the bargainor(s), 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 and official seal at on this 26th day of April, 2013

Commission expires: 3/8/15

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Brenda R Lehman
Notary Public

Property Address: 7981 Boone Trace, Nashville, TN 37221
M/P: 126150A11600CO