#6851

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/2/2014
Davidson County

B-SR-13-243

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kayla L. Little | Guaranty Trust Company (NAME) | |
| 243 Summit Ridge Drive | 316 Robert Rose Dr. | |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) Murfreesboro TN 37129 | 131-05-0B-243.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CLEO HARRIS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAYLA L. LITTLE,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* A.K.A. Kayla Lynn Little

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 243 ON THE PLAN OF FOUR SEASONS, A CONDOMINIUM DEVELOPMENT, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN THE MASTER DEED ESTABLISHING FOUR SEASONS, A CONDOMINIUM OF RECORD IN BOOK 6841, PAGE 349, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JERRY HARRIS AND WIFE, CLEO HARRIS BY DEED FROM RAY F. CLARK AND WIFE, MARIANNE CLARK OF RECORD AT INSTRUMENT NO. 10272, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 25, 1996 AND RECORDED ON NOVEMBER 26, 1996. SAID JERRY HARRIS, HAVING SINCE DIED ON FEBRUARY 6, 2009 LEAVING CLEO HARRIS THE SURVIVING TENANT BY THE ENTIRETY.

BOOK 6841, PAGE 349, AMENDED IN BOOK 6847, PAGE 122; BOOK 5158, PAGE 852; BOOK 6855, PAGE 917, AMENDED IN BOOK 8176, PAGE 697; BOOK 5271, PAGE 430; BOOK 5050, PAGE 30; BOOK 6869, PAGE 157, BOOK 6869, PAGE 162 , BOOK 6870, PAGE 966 AND BOOK 7776, PAGE 899; BOOK 6847, PAGE 125; INSTRUMENT NUMBER 20010912-0099679; INSTRUMENT NUMBER 20120521-0043888;

unimproved ( )
This is improved ( X ) property, known as 243 Summit Ridge Drive, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130036423 DEEDWARR
Recvd: 05/02/13 10:47 2 pgs
Fees:13.00 Taxes:491.73
20130502-0044178

Witness my/our hand(s) this 30th day of April, 2013.

Cleo Harris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cleo Harris, the within named bargainor, 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, this the 30th day of April, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)




**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903