NEW OWNER:

Jennifer Moore
3608 Sperry Ave.
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0544

Map 072
Group 11-0
Parcel 378.00

BILL GARRETT, Davidson County
Trans:T20130050413 DEEDWARR
Recvd: 06/14/13 15:45 2 pgs
Fees:13.00 Taxes:311.45
20130614-0061242

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHT-FOUR THOUSAND ONE HUNDRED SEVENTY-FIVE and 00/100 Dollars ($84,175.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LAURA SUSAN BOND** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JENNIFER MOORE AND WALTER HARMS, WIFE AND HUSBAND** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 188 on the map of the SUBDIVISION OF WATERS PLACE ON MAXEY LANE, as of record in Book 332, Page 136 and 137, Register's office for said County.

Said Lot No. 188 fronts 50 feet on the southerly side of Litton, formerly Drury Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Laura Susan Bond, unmarried, by Warranty Deed from Joyce Carter, unmarried, dated February 28, 2007, and of record in Instrument No. 20070308-0028487, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1604 Litton Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor has lawfully seized and possessed of said property; that Grantor have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7TH day of June, 2013.

LAURA SUSAN BOND

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **LAURA SUSAN BOND** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument.

WITNESS my hand and official seal at office this 7TH day of June, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/7/17

HAYDEN MILES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$84,175.00.**

AFFIANT

Sworn to and subscribed to before me this 7th day of June, 2013.

LISA R CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 02-13-17