BILL GARRETT, Davidson County
Trans: T20130059504 DEEDWARR
Recvd: 07/12/13 11:07 2 pgs
Fees: 13.00 Taxes: 518.00

20130712-0072238

RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-1670

WARRANTY DEED

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/23/16
(AFFIX SEAL)

B-VRES-13-1271

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
April Nicole Harrington	Nola Lending Group, LLC (NAME)	
1271 Kenmore Place	1180 W Causeway Blvd. (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Mandeville, LA 70471 (CITY) (STATE) (ZIP)	072-07-0-331.00

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, we SHALENE FRANCE GRAY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto APRIL NICOLE HARRINGTON, unmarried, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF CORRECTION, HOWARD CARNEY PROPERTY OF THE RE-SUBDIVISION OF LOTS 97 THRU 100 AND PART OF LOTS 93 THRU 96, KENMORE PLACE SUBDIVISION, AS SHOWN OF RECORD IN PLAT BOOK 6200, PAGE 396, 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 SHALENE FRANCE BY DEED FROM CHRIS LEE OF RECORD AT INSTRUMENT NO. 20060613-0069944, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 9, 2006 AND RECORDED ON JUNE 13, 2006. SHALENE FRANCE, HAVING SINCE MARRIED IS NOW KNOWN AS SHALENE FRANCE GRAY. SAID PROPERTY IS NOT AND HAS NEVER BEEN THE PRIMARY MARITAL RESIDENCE OF THE WITHIN NAMED GRANTOR.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6200, PAGE 396, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1271 Kenmore Place, Nashville, Tennessee 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 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.

Witness my/our hand(s) this 9th day of July, 2013.

Shalene France Gray

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shalene France Gray, 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 9th day of July, 2013.

Notary Public

My Commission Expires: 10/18/2016

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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