BILL GARRETT, Davidson County
Trans:T20130063801 DEEDWARR
Recvd: 07/26/13 09:38 2 pgs
Fees:13.00 Taxes:956.45
20130726-0077507

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BOBBY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

R-VRES-13-3928

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Crystal L. Shields and James W. Shields, III	**SWBC Mortgage**	
(NAME)	(NAME)	
3928 Burrus Street	**9311 San Pedro Ave., Ste 100**	**061-15-0-009.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**San Antonio, TX 78216**	
(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, we **SARA T. HARRIS AND HUSBAND, DERON HARRIS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CRYSTAL L. SHIELDS AND JAMES W. SHIELDS III, WIFE AND HUSBAND,** 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. 55 AND THE NORTHERLY 27 FEET OF LOT NO. 56 ON THE PLAN OF MAPLEWOOD HOMES TRACT OF RECORD IN PLAT BOOK 421, PAGE 174, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 55 AND PART OF LOT NO. 56 FRONT TOGETHER 87 FEET ON THE EASTERLY MARGIN OF BURRUS STREET AND EXTEND BACK BETWEEN LINE 225.4 FEET ON THE NORTHERLY SIDE OF SAID LOT LINE AND 225 FEET ON THE SOUTHERLY SIDE OF LOT LINE TO A DEAD LINE IN THE REAR, MEASURING 95.9 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SARA T. HARRIS AND HUSBAND, DERON HARRIS BY DEED FROM WYNN C. GERLOCK, A SINGLE PERSON OF RECORD AT INSTRUMENT NO. 20050614-0067815, AND RE-RECORDED IN INSTRUMENT NO. -0138418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 10, 2005 AND RECORDED ON JUNE 14, 2005.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 174; BOOK 4044, PAGE 614, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **3928 Burrus St 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 22nd day of July, 2013.

Sara T. Harris

Deron Harris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara T. Harris and Deron 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 22nd day of July, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212