WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2013

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-3-15

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James C. Brown	Excel Mortgage Servicing, Inc.	Parcel ID:
5965 Port Andarko Trl.	PO Box 202049	09704005100
Hermitage, TN 37076	Florence, SC 29502-2049	

FOR AND IN 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

Mary P. Harper, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James C. Brown and wife, Antina D. Brown
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:

BEING Lot No. 101, on the Plan of Lake Park, SEction One, of record in Book 4175, Pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property convyed to Mary P. Harper by Quitclaim Deed from Robert E. Harper dated August 24, 2012 and recorded on November 29, 2012, in Instrument #20121129-0109472, Register's Office for said county. Also see Final Order, Quitclaim Deed , recorded on May 15, 2009 in Instrument #20090515-0044943 and Warranty Deed in Instrument #20090504-040591.

This conveyance is subject to Restrictive Covenants of record in Book 4429, Page 577 amended in Book 4516, Page 751, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4175, Pages 134 and 135 , said Register's Office.

Power of Attorney of record in Instrument 20130726-0077806 said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5965 Port Andarko Trl., Hermitage, TN 37076

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 hand this 24th day of July, 2013.

Mary P. Harper by Roberta Diane Graves Harper, Attorney in Fact

Mary P. Harper
By: Roberta Diane Graves Harper, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20130063970 DEEDWARR
Recvd: 07/26/13 12:38 2 pgs
Fees:13.00 Taxes:673.40

20130726-0077807

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Roberta Diane Graves Harper, 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 on behalf of Mary P. Harper as his/her/their Attorney in Fact as the free act and deed of the within named Mary P. Harper. Witness my hand and official seal this the 24 day of July, 2013.

My Commission Expires: May 3 2015

Maria Gonzalez
Notary Public

