(1)

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
13-0705

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,444.00

Affiant

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

Notary Public
Commission Expires:

CHRIS MULE' NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-18-2016

BILL GARRETT, Davidson County
Trans:T20130063976 DEEDWARR
Recvd: 07/26/13 12:44 2 pgs
Fees:13.00 Taxes:700.94
20130726-0077812

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ann-Marie Cicinelli 4413 Gra Mar Drive Nashville, TN 37216	Same	061-02-0-101.00

WARRANTY DEED

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, I/WE,

Johnnie B. Harris

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ann-Marie Cicinelli, single woman

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:

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Gra-Mar Acres, Section 4, as of record in Book 2330, Page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 135 feet on the westerly side of Gra-Mar Drive and extends back 412 feet on the northerly line and 467.1 feet on the southerly line to a dead line, measuring 88 feet thereon.

BEING the same property conveyed to James T. Harris and wife, Johnnie B. Harris, by Warranty Deed from Linda Michael, Jane Buzanowski, and Grace Thomas LaClair, dated 10/2/69 and recorded 10/2/69 in Book 4369, Page 346, Register's Office for Davidson County, Tennessee. The said James T. Harris having since died on August 1, 2000, leaving Johnnie B. Harris as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4413 Gra Mar Drive, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of July, 2013.

Johnnie B Harris by James G Harris as Attorney in Fact

Johnnie B. Harris, by James G. Harris,
As Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

James G. Harris

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Attorney-in-Fact of Johnnie B. Harris and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument Number 20090331-0028798 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of July, 2013.

Notary Public
My Commission Expires: _____

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)