File No. 130676

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2013.

Tracey Perry
Notary Public

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

BILL GARRETT, Davidson County
Trans:T20130074559 DEEDWARR
Recvd: 08/28/13 13:55 2 pgs
Fees:13.00 Taxes:471.75
20130828-0090898

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin B. Harrison	New Owner	162-09-0-137.00
(NAME)	(NAME)	
251 Ash Grove Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Armen Masrejian and Olga Masrejian, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Austin B. Harrison, unmarried and Stephanie A. Harrison, unmarried, as tenants in common with right of survivorship, 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. 119 on the Plan of Hickory View Subdivision, Section Three, as of record in Book 6250, Page 960, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Armen Masrejian and Olga Masrejian by Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated 12/20/12 and recorded 1/7/13 in Instrument Number 20130107-0001754; and the same property previously conveyed to Federal National Mortgage Association by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated 7/17/12 and recorded 7/19/12 in Instrument Number 20120719-0063518; Wilson & Associates, PLLC was appointed as Successor Trustee by Appointment of Successor Trustee dated 5/8/12 and recorded 5/23/12 in Instrument Number 20120523-0044535 (pursuant to the terms of a Deed of Trust executed by Jeffrey J. Walters, unmarried, of record in Instrument Number 20021008-0122172); previously conveyed to Jeffrey J. Walters, unmarried, by Warranty Deed from Timothy W. Ethridge and Rhonda F. Ethridge, married, dated 9/27/02 and recorded 10/8/02 in Instrument Number 20021008-0122171, Register's Office for Davidson County, Tennessee.

Armen Masrejian executed this instrument on behalf of Olga Masrejian pursuant to a Power of Attorney of record in Instrument # 20130828-0090897, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 251 Ash Grove Drive, Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are

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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 our hands this 23rd day of August, 2013.

Armen Masrejian

Olga Masrejian
By: Armen Masrejian, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Armen Masrejian, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2013.

Commission expires:

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2016

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Armen Masrejian with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Olga Masrejian as her Attorney in Fact as the free act and deed of the within named Olga Masrejian.

Witness my hand and official seal this 23rd day of August, 2013.

Commission expires:

Notary Public

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2016