WARRANTY DEED

G-US-13-1126

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2013

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7-30-17

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
Rachel Harris	Churchill Mortgage Corporation	
1126 McGavock Pike (ADDRESS)	761 Old Hickory Blvd., Ste. 400 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	72-6-264.00

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 JON HARPER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RACHEL HARRIS AND ASHLEY HARRIS, 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 24, BRANSFORD REALTY COMPANY'S SUBDIVISION OF MAXEY AVE. AND GALLATIN ROAD PROPERTY, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 44, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JON HARPER, A SINGLE PERSON BY WARRANTY DEED FROM FRED BRACEY, MARRIED, RECORDED ON THE 10TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060410-0041158, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 332, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1126 McGavock Pike, 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.

BILL GARRETT, Davidson County
Trans:T20130085043 DEEDWARR
Recvd: 10/02/13 10:22 2 pgs
Fees:13.00 Taxes:629.00
20131002-0103329

Witness my/our hand(s) this 30th day of September, 2013.

Jon Harper by Eric Gatlin, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared ERIC GATLIN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JON HARPER and who acknowledged he/she/they executed the same as the free act and deed of the said JON HARPER.

Witness my hand and official seal, this the 30th day of September, 2013.

Notary Public
My Commission Expires: 3/7/17

(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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