BILL GARRETT, Davidson County
Trans:T20130087419 DEEDWARR
Recvd: 10/09/13 11:37 2 pgs
Fees:13.00 Taxes:573.50
20131009-0106049

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-5-2016
(AFFIX SEAL)

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-PP-13-623

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)
Steven M. Harless	New Owner	
(NAME)	(NAME)	**147-10-88.00**
623 Durrett 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 hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **MARKUS SCOTT BLACKBURN AND WIFE, REBEKAH JEANINE BLACKBURN A/K/A BECCA BLACKBURN** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEVEN M. HARLESS, AN UNMARRIED MAN,** 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 9, PLAN OF WHISPERING HILLS, SECTION I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGES 82, 83 AND 84, 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 MARKUS SCOTT BLACKBURN, AND WIFE REBEKAH JEANINE BLACKBURN, A/K/A BECCA BLACKBURN BY WARRANTY DEED FROM JAMES CHRISTOPHER HOLBROOK, AND WIFE ANDREA D. HOLBROOK, RECORDED ON THE 5TH DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040805-0094456, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE; SUBJECT TO ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2331, PAGES 82,83 AND 84; RESTRICTIVE COVENANTS OF RECORD IN BOOK 2481, PAGE 499 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **623 Durrett Drive Nashville, Tennessee 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 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 4th day of October, 2013.

Markus Scott Blackburn

Rebekah Jeanine Blackburn

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 4th day of October, 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