Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130093601 DEEDWARR
Recvd: 11/01/13 11:05 2 pgs
Fees:13.00 Taxes:810.30
20131101-0113538

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $219,000.00

Affiant

Subscribed and sworn to before me, this 29th day of October, 2013.

Notary Public
My commission expires: January 9, 2014

BRIAN D. MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

06-1309-75339

Address of New Owner:	Send Tax Bills to:	Tax Information
Patricia Lynn Harman 5912 Port Anadarko Trail Hermitage TN 37076	Gardner Financial Services, Ltd. 3503 Pressano Pkwy San Antonio, TX 78231	098-01-0-008.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James W. Pirtle and wife, Teresa Z. Pirtle**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Patricia Lynn Harman, unmarried and Sherry Denise Hipps, unmarried** hereinafter called the Grantees, their successors 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. 96, on the Plan of Lake Park, Section 1, of record in Book 4175, Pages 134 and 135, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Pirtle and wife, Teresa Z. Pirtle by deed from Gerard J. Grewe and wife, Jane M. Grewe, dated August 9, 1983, recorded February 16, 1984, of record in Book 6232, Page 247, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5912 Port Anadarko Trail, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29 day of October, 2013.

James W. Pirtle

Teresa Z. Pirtle

James W. Pirtle

Teresa Z. Pirtle

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James W. Pirtle and Teresa Z. Pirtle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 29 day of October, 2013.

Kathleen A. Tomlinson

Notary Public
State of Tennessee at Large

My Commission expires:

12-27-15

