BILL GARRETT, Davidson County
Trans: T20130101764 DEEDWARR
Recvd: 12/04/13 10:27 2 pgs
Fees: 13.00 Taxes: 529.10
20131204-0123448

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 143,000.00

Affiant

Subscribed and sworn to before me, this 27th day of November, 2013.

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **MARGARET I HARRIS**<br>**JAMES C HARRIS** | **REGIONS BANK D/B/A REGIONS MORTGAGE** | **142070C03000CO** |
| **413 BRADFORD GREEN** | **2050 PARKWAY OFFICE CIRCLE** | |
| **NASHVILLE, TN 37221** | **BIRMINGHAM, AL 35244** | |

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 ACKNOWLEDGE, WE,

**ANDIREA J. DEJARNETTE, A SINGLE WOMAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**MARGARET I HARRIS and JAMES C HARRIS, WIFE AND HUSBAND**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 30 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "ACT") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

Together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

BEING THE SAME PROPERTY CONVEYED TO ANDIREA J. DEJARNETTEE BY QUITCLAIM DEED FROM JOHN F. DEJARNETTEE DATED 03/07/2007 AND RECORDED ON 03/21/2007 IN INSTRUMENT NUMBER 20070321-0034233 SAID REGISTER'S OFFICE SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 413 BRADFORD GREEN, NASHVILLE, TN 37221.

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 lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 27th day of November, 2013.

Andirea J. DeJarnette

ANDIREA J. DEJARNETTE

_____

_____

_____

**STATE OF TENNESSEE**
**COUNTY OF**

Personally appeared before me, a Notary Public of said County and State, ANDIREA J. DEJARNETTE, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of November, 2013.

_____
Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY