BILL GARRETT, Davidson County
Trans:T20140006708 DEEDWARR
Recvd: 01/29/14 12:41 2 pgs
Fees:13.00 Taxes:450.48

20140129-0008126

Prepared by: RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $121,750.00

Affiant

Subscribed and sworn to before me, this 21st day of January, 2014.

Notary Public
My commission expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-1312-48844

Address of New Owner:	Send Tax Bills to:	Tax Information
Walter R. Harris, III	NEW OWNER	072-07-0 187.00
2924 Scott Avenue	3622 Westbrook Avenue	
Nashville TN 37216	Nashville TN ~~37208~~ 37205	

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, Joshua A. Pessar, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Walter R. Harris, III, married, 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. 6, on the Plan of Steven Heights, of record in Plat Book 2083, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua A. Pessar an unmarried man by deed from Walter L. Porter, and unmarried man dated June 29, 2006 record July 11, 2006 of record in Instrument No. 20060711-0083165, said Register's Office.

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 2924 Scott Ave, Nashville, TN 37216

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 21st day of January, 2014.

Joshua A. Pessar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 21st day of January, 2014.

State of Tennessee at Large

My Commission expires 12/27/17

