BILL GARRETT, Davidson County
Trans:T20140008925 DEEDWARR
Recvd: 02/07/14 09:51 2 pgs
Fees:13.00 Taxes:462.50
20140207-0010898

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Aisha Harris
2008 Nashboro Blvd
Nashville, TN 37217

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

SEND TAX BILL TO:
First Liberty Financial Group, LLC
9520 Ormsby Station Road, Ste. 20
Louisville, KY 40223

MAP/PARCEL 135120B07400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Gerald Wayne Hopper, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Aisha K. Harris, a single woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Unit and Lot No. 74, as shown on a plan entitled "Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7", of record in Plat Book 11700, Pages 49 and 50, Register's Office for Davidson County, Tennessee, which plan is hereby referenced for a more complete and accurate description.

Being the same property conveyed to Gerald Wayne Hopper, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, recorded on the 24th day of October, 2001 in Instrument No. 20011024-0116414, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **2008 Nashboro Blvd, Nashville, Tennessee 37217**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 11700, page 49, and restrictions in Book 4827, page 14, Book 11703, Page 520, Instrument No. 20010322-0027768, Book 5469, 840, Book 7751, page 907, Instrument No. 20060316-0027171 and 20000627-0063887,

and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 3rd day of February, 2014.

Gerald Wayne Hopper by Nancy Lynn Hopper as his attorney in fact

Gerald Wayne Hopper by Nancy Lynn Hopper as attorney-in fact, recorded in Instrument No. 20131216-0126783, register of deeds in Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Lynn Hopper, as attorney-in-fact for Gerald Wayne Hopper, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said Gerald Wayne Hopper, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Nancy Lynn Hopper, and recorded simultaneously herewith in Instrument No. 20131216-0126783, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seals at office this 3rd day of February, 2014.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

Leeza Osborne
AFFIANT

Subscribed and sworn to before me this the 3rd day of February, 2014.

NOTARY PUBLIC

My Commission Expires: 8/16/14

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY