BILL GARRETT, Davidson County
Trans:T20140024357 DEEDWARR
Recvd: 04/10/14 13:56 2 pgs
Fees:13.00 Taxes:1054.13
20140410-0030141

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater is $284,900.00.

Affiant

Subscribed and sworn before me this the 4th day of April, 2014.

Notary Public
My commission expires: 1/15/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan P. Harris	Guaranty Trust Company	091-07-0I-001.00
4611 A Kentucky Ave	316 Robert Rose Drive	
Nashville, TN 37209	Murfreesboro, TN 37129	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HAROLD JOHNSON, A MARRIED PERSON, TAKING AS SEPARATE PROPERTY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RYAN P. HARRIS AND EMILY C. HARRIS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Unit No. A as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Cottages of the Nation, a Horizontal Property Regime, with Private Elements of record in Instrument No. 20131204-0123551, said Register's Office.

Being the same property conveyed to Harold Johnson, a Married Person, taking as separate property, by Special Warranty Deed from HSBC Bank USA, N.A. as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-ASAP2, Asset Backed Pass-Through Certificates, dated August 23, 2013, of record in Instrument No. 20130904-0093118, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp Home Equity Loan Trust, Series 2006-ASAP2, Asset Backed Pass-Through Certificates by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20130724-0076396, dated July 15, 2013, Register's Office for said County.

Also being a portion of the same property conveyed to Tracy L. Givens, unmarried, by deed from Eural L. Lucas and wife, Gwendolyn Lucas dated June 14, 1995 of record in Book 9704, page 515, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 4611 A Kentucky Ave, Nashville, TN 37209.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 4th day of April, 2014.

Harold Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold Johnson, 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 and official seal this 4th day of April, 2014.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY