RECORD AND RETURN TO: Mitchell A. Watts, Attorney 2400 Crestmoor Road #102 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2014. (Affix Seal) Notary Public My Commission Expires: 8.21.17

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

26451

THIS INSTRUMENT WAS PREPARED BY ~~AFFIXED RETURNED~~

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christopher K. Ross and Hannah L. Clark	SAME	Map/Parcel
3420 Harbor Hill Place	BILL GARRETT, Davidson County Trans:T20140024805 DEEDWARR Recvd: 04/11/14 14:44 2 pgs Fees:13.00 Taxes:628.63 20140411-0030705	108120B24800CO
Nashville, Tennessee 37214		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, DEBRA B. WALKER, hereinafter called the GRANTOR, has bargained and sold, and by these presents do hereby transfer and convey unto CHRISTOPHER K. ROSS, UNMARRIED, AND HANNAH L. CLARK, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 43, Harborview, Final Phase Section Two, as shown on plat of record in Plat Book 9700, page 708, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Debra B. Walker, unmarried, by Warranty Deed from Steven M. Miller and wife, Susan R. Miller of record in Instrument No. 20061027-0133487, Register's Office for Davidson County, Tennessee. The said Debra B. Walker having since married and her husband has never resided in the subject property.

This conveyance is subject to the following:

1. Davidson County and City of Nashville taxes for the year 2014 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 108120B24800CO.
2. All matters appearing on the Plan of Harborview Subdivision, Section Two, of record in Plat Book 9700, page 708, Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions and Restrictions of record in Book 10125, page 494; Book 10344, page 233; Book 10386, page 334, and Instrument No. 199912150303474, Register's Office for Davidson County, Tennessee.
4. By-laws of Harborview Final Phase Homeowners Association of record in Book 10316, page 891, Register's Office for Davidson County, Tennessee.
5. Charter for Harborview Final Phase Homeowners Association of record in Book 10316, page 886, Register's Office for Davidson County, Tennessee.
6. Storm Water Easement of record in Book 10937, Page 376, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3420 Harbor Hill Place, Nashville, Tennessee 37214

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 the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and/or assigns, 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 hand this 9th day of April, 2014:

Debra B. Walker

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Debra B. Walker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2014:

Notary Public

My commission expires: 4/8/14

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 8, 2017