File Box 8

BILL GARRETT, Davidson County
Trans:T20140025779 DEEDWARR
Recvd: 04/16/14 14:04 2 pgs
Fees:13.00 Taxes:477.30
20140416-0031882

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53314
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John William Harmon, Jr. Mandy Denise Harmon 201 Grizzard Ave. Lot A4 Nashville, Tennessee 37207	Prospect Mortgage, LLC 15301 Ventura Blvd., Suite D-300 Sherman Oaks, California 91403

TAX MAP-PARCEL NUMBERS: 05314008200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$129,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, John W. Shockley and wife, Vivian K. Shockley, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto John William Harmon, Jr. and wife, Mandy Denise Harmon hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land located and being in the 11th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point marked with an iron pin in the westerly margin of Pawnee Trail on the Map or Plan of Nawakwa Hills, dated April 3, 1930, recorded November 15, 1930 in Book 843, Pages 36 & 37, Register's Office for Davidson County, Tennessee.

Said point of beginning being marked with an iron pin in the westerly margin of said Pawnee Trail, South 56°47' East 235.8 feet to a point; thence southerly with a curve (R-1766.5 feet) 100 feet, more or less, to said beginning point marked with an iron pin, being a total distance of 335.8 feet, more or less, (southerly with the westerly margin of said Pawnee Trail) from the southerly margin of Nawakwa Trail and the intersection of said Pawnee Trail; thence continuing with said curve (R-1766.5 feet) with the westerly margin of said Pawnee Trail, 125 feet to a point marked with an iron pin; thence South 40° 31' West 150 feet, more or less, to a point marked with an iron pin; thence northerly with a curve, (R-1616.5 feet to the left) 114.37 feet, more or less, to a point marked with an iron pin; thence North 36° 28' East 150 feet, more or less, to the point of beginning.

Being the same property conveyed to John W. Shockley and wife, Vivian K. Shockley by Executor's Special Warranty Deed from Lisa Ann McCracken, Executor of the Estate of Dorothy K. Carmack, dated August 22, 2012, recorded August 22, 2012 in Instrument No. 20120822-0075684, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6975, Page 37, said Register's Office.

This is improved property, known as: 1408 Pawnee Trail, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of April, 2014.

John W. Shockley

Vivian K. Shockley

State of TENNESSEE
County of DAVIDSON

On this 15th day of April, 2014 , before me the undersigned authority, personally appeared John W. Shockley Vivian K. Shockley , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $129,000.00

Affiant

Sworn and subscribed before me this the 15th day of April, 2014

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary Public