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

BILL GARRETT, Davidson County
Trans:T20140030260 DEEDWARR
Recvd: 05/02/14 11:15 2 pgs
Fees:13.00 Taxes:2145.63
20140502-0037325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $579,900.00.

Affiant

Subscribed and sworn before me this the 28th day of April, 2014.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Laura Bermudez<br>926 Montrose Ave<br>Nashville, TN 37204 | Branch Banking and Trust Company<br>7701 Airport Center, Suite 1800<br>Greensboro, NC 27409 | 118-01-0-307.00 |

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, STEPHEN T. HARVEY AND SARA HARVEY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LAURA BERMUDEZ AND DANIEL IRWIN GEORGE, WIFE AND HUSBAND , 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:

Land in Davidson County, Tennessee, being Lot 105, Plan of Montrose Place as shown on Plat of record in Plat Book 57, Page 93, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Stephen T. Harvey and wife, Sara Harvey by Warranty Deed from Richard W. Nord II and wife, Loren A. Nord of record in Instrument No. 20090619-0057398; said Register's Office for Davidson County, Tennessee

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 926 Montrose Ave, Nashville, TN 37204.

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 28th day of April, 2014.

Stephen T. Harvey

Sara Harvey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen T. Harvey and Sara Harvey, 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 28th day of April, 2014.

My commission expires:

9/15/17

Notary Public

