BILL GARRETT, Davidson County
Trans:T20140036676 DEEDWARR
Recvd: 05/27/14 11:25 3 pgs
Fees:18.00 Taxes:819.55
20140527-0045224

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-3046

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 221,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF May, 2014.

Notary Public

Commission Expiration: 4/4/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jason D. Hayes	First Community Mortgage, Inc.	
303 Criddle Street, Apt 109	275 Robert Rose Drive	082130G10900C0
Nashville, TN 37219	Murfreesboro, TN 37129	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephen Cutter and wife, Alyssa O. Cutter, f/k/a Alyssa C. Owens

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason D. Hayes, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 303 Criddle Street., #109, Nashville, TN 37219

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 9 day of May, 2014.

Stephen Cutter

Alyssa O. Cutter, f/k/a Alyssa C. Owens

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen Cutter and Alyssa O. Cutter, f/k/a Alyssa C. Owens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9 day of May, 2014.

Notary Public

Commission Expiration: 4/4/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION
EXHIBIT "A"

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 109, as specified on the Plat shown on t First Amendment to Master Deed, on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created und Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Harrison Squa Condominiums, of record under Instrument No. 20060823-0103941,and First Amendment in Instrument No. 20071025-012618 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Offi together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Dee Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "A" to t First Amendment to Master Deed of record under Instrument No. 20071025-0126183, said Register's Office, for a more comple identification and description of such Unit.

Being the same property conveyed to Alyssa C. Owens on 07/25/2008 by deed from Craighead Patten Properties II, filed for record on 07/30/2008 in Instrument No. 20080730-0077735, in the Register's Office for Davidson County Tennessee.