BILL GARRETT, Davidson County
Trans:T20140042726 DEEDWARR
Recvd: 06/17/14 10:50 2 pgs
Fees:13.00 Taxes:625.30
20140617-0052661

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1214

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
George R. Harris 3017 Chateau Valley Drive Nashville, TN 37207	First Community Mortgage, Inc. P.O. Box 246 Union City, TN. 38281	059150A05600CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $169,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2014.

Notary Public

My Commission Expires: 12/21/15
(Affix Seal)

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Regina A. Jordan, an unmarried woman, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **George R. Harris, an unmarried man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Final Plat of Phase II, Chateau Valley, or record in Plat Book 8250, page 932, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Regina A. Jordan by Warranty Deed from Cumberland Builders, Inc., dated June 27, 2002, recorded July 3, 2002, in Instrument No. 20020703-0080314, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3017 Chateau Valley Drive, Nashville, TN 37207**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying her prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **13th** day of **June, 2014.**

GRANTOR(S)

Regina A. Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Regina A. Jordan** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **13th** day of **June, 2014.**

Notary Public

My Commission Expires: 12/21/15

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER