BILL GARRETT, Davidson County
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Fees:13.00 Taxes:1524.40

20140624-0054884

Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

MARK S. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $412,000.00

Affiant

Subscribed and sworn to before me, this 17 day of June, 2014.

Notary Public
My commission expires: 12-21-14

Address of New Owner:	Send Tax Bills to:	Tax Information
Valentina Harper 1020 Battlefield Drive Nashville, TN 37204	~~New Owner~~ Bank of America, N.A. 6400 Legacy Dr. Plano, TX 75024	11805008900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LAURIE BROCATO now SCOVELL, Married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to VALENTINA HARPER and ANDREW A. HARPER, wife and husband, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Tract 1: Lying in the 7th Civil District of said County, and being a part of Lot No. 7 on the unrecorded subdivision of Noelton, and lying immediately North of Lots Nos. 5 and 6 on the map of J. Leroy Davis unrecorded subdivision of Lots Nos. 7 and 8 said Noelton Subdivision, described as follows:

Beginning at a point 175 feet North of battlefield Drive, at the corner of Lots Nos. 4 and 5, and being the common northerly corner of the Marcus L. Green and Selene Baldwin Stewart Lots; thence westerly parallel to the north margin of Battlefield Drive, 135 feet to a point at the northern corner of Lots Nos. 6 and 7, being the common northerly corner of the A.R. Greene and Ruth Norton Lots; thence along the line between Lots Nos. 6 and 7, if extended, northerly 85.1 feet to the south margin of the right of way of the Tennessee Central Railroad; thence with the margin of said right of way, easterly 136.9 feet to a point; thence southerly 103.4 feet to the point of beginning.

There is included in the above description but expressly excluded from this conveyance is the following described property:

Beginning at the point of intersection of the south right-of-way of the Tennessee Central Railroad and the east boundary of this property, said point being 634 feet westwardly along the said right-of-way from the west margin of Lealand Lane, thence s 7 deg. 40 min. W 161.4 feet to a point; thence S 84 deg. 19 min. W 72.2 feet to a point; thence N 07 deg. 32 min. E 75.0 feet to a point; thence N 82 deg. 45 min. W 65.0 feet to a point; thence N 7 deg. 32 min. E 84.7 feet to a point in the said right-of-way; thence N 89 deg. 46 min. E 136.9 feet to the point of beginning, containing 17,360 square feet, more or less.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 5 and the easterly 5 feet of Lot No. 6 on the unrecorded Map of J. Leroy Davis, showing the subdivision of Lots Nos. 7 and 8 on the unrecorded Paln of Noelton described according to a copy of surbey thereof made may 22, 1941, by Z.J. Wilkinson, surveyor, as follows:

Beginning at a point in the northerly margin of Battlefield Drive, the common corner of Lots Nos. 4 and 5; thence with the line between said lots northerly 175 feet to a point; thence being westerly parallel to Battlefield Drive 70 feet to a point 5 feet West of the common corner of Lots Nos. 5 and 6; thence southerly parallel to said line 175 feet to the north margin of Battlefield Drive; thence with the margin of same easterly 70 feet to the point of beginning.

Being the same property conveyed to Laurie Brocato by deed from Connie R. Harrington of

record in Instrument No. 200512200152428, Register's Office of Davidson County, Tennessee, as corrected by Scrivener's Affidavit being recorded simultaneously herewith in Instrument No. 20140624-0054082, said Register's Office. Laurie Brocato is now known as and is one the same person as Laurie Scovell. Jeffrey Scovell, spouse of Laurie Scovell, joins in the execution of this instrument for the purpose of conveying any/all marital interest he may have in said property.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1020 Battlefield Drive, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 17th day of June, 2014.

Laurie Scovell
LAURIE SCOVELL

Jeffrey J Scovell
JEFFREY SCOVELL

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Jeffrey Scovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 17 day of June, 2014.

My commission expires: 12-21-2017

Mark Moore
Notary Public

MARK S. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Laurie Scovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 17 day of June, 2014.

My commission expires: 12-21-2014

Mark Moore
Notary Public

MARK S. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY