THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14050918** BOX 50-B ~~PREPARED BY:~~ RETURN TO: BANKERS TITLE & ESCROW CORP 2310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $292,500.00. Affiant Subscribed and sworn to before me, this 20th day of June, 2014. Notary Public My Commission Expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

WARRANTY DEED

Address New Owner: Seth Harlan and Johanna C. Harlan 832 Brook Hollow Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10212002800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher B. Hesselrode and wife, J. Michele Hesselrode** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Seth Harlan and Johanna C. Harlan, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 225, PLAN OF HORTON HEIGHTS, SECTION A, as shown on plat of record in Plat Book 2133, Page 71, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher B. Hesselrode and wife, J. Michele Hesselrode by Warranty Deed from Darlene L. Brewer, Unmarried, recorded on the 1st day of August, 2003 in Instrument No. 20030801-0109586, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HORTON HEIGHTS, SECTION A, as recorded in Plat Book 2133, Page(s) 71.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 832 Brook Hollow Road Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20140044682 DEEDWARR
Recvd: 06/24/14 13:39 2 pgs
Fees:13.00 Taxes:1082.25
20140624-0055026

Whenever used, the singular 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 20th day of June, 2014.

Christopher B. Hesselrode

J. Michele Hesselrode

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher B. Hesselrode and J. Michele Hesselrode, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014