Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2014.

Notary Public
My commission expires: 8/16/14

BILL GARRETT, Davidson County
Trans:T20140049562 DEEDWARR
Recvd: 07/11/14 10:15 2 pgs
Fees:13.00 Taxes:1165.50
20140711-0061148

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF JANE GRAZER

07-1405-85628

Address of New Owner:	Send Tax Bills to:	Tax Information
Jessica Larkin 615 S. 11th Street Nashville TN 37206	Same address as new owner	094-01-0-046.00

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, Loree E. Brown, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ~~Jessica Larkin, single~~ ** Jessica D. Larkin, an unmarried woman, hereinafter called the Grantees, their 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 Lot No. 4, on the Plan of Payne, Blakemore and Cummings, Addition to East Nashville, of record in Book 57, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Loree E. Brown, a single woman by deed from Jeffery S. Miller and wife, Julie E. Miller, dated May 27, 2011, recorded June 1, 2011, of record in Instrument No. 20110601-0041685, Register's Office for Davidson County, Tennessee.

William Taylor Harris, spouse of Loree E. Brown, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 615 S. 11th Street, Nashville, TN 37206

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 30th day of June, 2014.

Loree E. Brown

William Taylor Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Loree E. Brown and William Taylor Harris, 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 in Franklin, TN, this 30th day of June, 2014.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

