NEW OWNER:

Randy T. Harrell
Vicki S. Harrell
5705 South New Hope Road
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

FILE NO: 14-0596

Map 098 Group 09-0 Parcel 002.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140051952 DEEDWARR
Recvd: 07/18/14 11:13 2 pgs
Fees:13.00 Taxes:891.70
20140718-0063924

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-One Thousand and 00/100 Dollars** ($241,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **JAMES RYAN SPROUSE AND KARAH SPROUSE, HUSBAND AND WIFE,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **RANDY T. HARRELL AND VICKI S. HARRELL, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, Phase One, Windchase, as shown on plat of record in Plat Book 9700, Page 671, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Karah Sprouse and her husband James Ryan Sprouse, by Estate by the Entireties Deed from Karah L. Shelly Sprouse and James Ryan Sprouse, dated February 11, 2011, and of record in Instrument No. 20110216-0013358, Register's Office for Davidson County, Tennessee. See also Warranty Deed of record in Instrument No. 20080331-0032269.

This is IMPROVED property known as 5705 South New Hope Road, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **July, 2014**.

JAMES RYAN SPROUSE

KARAH SPROUSE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES RYAN SPROUSE AND KARAH SPROUSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 15th day of **July, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **241,000.00** .

Sworn to and subscribed before me this 15th day of July, 2014.

AFFIANT

Notary Public

My Commission Expires: 11-3-15

ANITA LESTER DAVIDSON COUNTY TENN STATE OF TENNESSEE NOTARY PUBLIC

Sworn to and subscribed to before me 15th day of **July, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY