File Box 8

BILL GARRETT, Davidson County
Trans:T20140054494 DEEDWARR
Recvd: 07/28/14 15:32 3 pgs
Fees:18.00 Taxes:554.63
20140728-0066996

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53630
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Douglas A Crist, Jr. Kristen P. Crist 1005 Trice Drive Nashville, Tennessee 37209	Farmington Mortgage, a division of CapStar Bank 2002 Richard Jones Road Suite 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 06900002600 and 06900011600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$149,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Trent A. Harmon, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Douglas A. Crist, Jr. and wife, Kristen P. Crist hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract of land in Davidson County, Tennessee, described as follows, to-wit:

Tract I:

Beginning at an iron pin in the center of Drake's Branch Road, at Edgar L. Johnson and wife's new Northeast corner; thence along a new line between Johnson and Riggins, North 67° 7' 20" West 275 feet to an iron pin set in a fence line which is in the East line of the property conveyed to Edgar L. Johnson and wife, by deed from Scott Page of record in Book 1283, page 85, Register's Office for Davidson County, Tennessee; thence along the fence with Johnson's line, North 9° 30' East 112.1 feet to an iron pin, being L.H. Bone and wife's new Southwest corner; thence along a new line between Bone and Riggins, South 84° 11' 20" East 297.7 feet to an iron pin in the center of Drake's Branch Road, Bone's new Southeast corner; thence along the center of said Road in a Southwesterly direction 199.31 feet, more or less, to the point of beginning.

For informational purposes only, according to a survey made by James A. Hamilton, Jr. Surveyor, dated November 18, 1946, said to contain 1.04 acres more or less.

Tract II:

Beginning in the easterly margin of the property conveyed to Arthur A. Fields, by deed from Edgar L. Johnson and wife, of record in Book 1453, page 305, Register's Office for Davidson County, Tennessee, said beginning point being North 54° West 182 feet from the Northerly margin of Drake's Branch Road; running thence North 5° East 383 feet to a post in Cato's Northerly line; thence North 85° West 82 feet to a post; thence North 68° West 181 feet to a stake; thence South 26° East 502 feet to an iron pin at the point of beginning.

For informational purposes only, according to a survey made by E.R. Southgate and Sons, Surveyors, dated February 14, 1947, said to contain 1.06 acres more or less.

Being the same property conveyed to Trent A. Harmon and wife, Mary L. McKinney by deed from James Wade Simpson, Joseph Timothy Simpson and William Thomas Simpson, being all the heirs at law of Mary Louise Simpson, dated December 30, 1999, recorded January 5, 2000 in Instrument No. 20000105-0001435, Register's Office for Davidson County, Tennessee.

This property is improved property known as 4021 Drakes Ranch Road, Nashville, Tennessee 37218.

Being the same property conveyed to Trent A. Harmon and wife, Mary L. McKinney by deed from James Wade Simpson, Joseph Timothy Simpson and William Thomas Simpson, being all the heirs at law of Mary Louise Simpson, dated December 30, 1999, recorded January 5, 2000 in Instrument No. 20000105-0001435, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Trent A. Harmon by Quitclaim Deed from Mary L. McKinney, recorded November 10, 2011 in Instrument No. 20111110-0087897, corrected by Affidavit of Scrivener's Error in Instrument No. 20140709-0060488, Register's Office for Davidson County, Tennessee. Trent A. Harmon and Mary L. McKinney having since divorced.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years and title to that portion of the premises embraced within the bounds of Drakes Branch Road.

This is improved property, known as: 4021 Drakes Branch Road, Nashville,, Tennessee 37218

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of July, 2014.

Trent A. Harmon

State of TENNESSEE
County of DAVIDSON

On this 25th day of July, 2014 , before me the undersigned authority, personally appeared Trent A. Harmon , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

My Commission Expires: _____ Notary

State of TENNESSEE
County of DAVIDSON

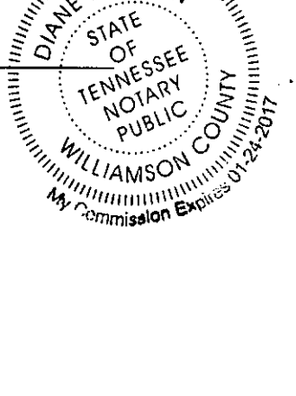
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $149,900.00

Affiant

Sworn and subscribed before me this the 25th day of July, 2014

My Commission Expires: _____



Notary Public