WARRANTY DEED
VB2014 0129

Davidson County DEEDWARR
Recvd: 08/04/14 14:48 2 pgs
Fees:13.00 Taxes:351.50
20140804-0069797

OATH OF CONSIDERATION:

SS.
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $95,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4TH DAY OF AUGUST, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-3-17

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MURRY COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Charles Walker **2826 Hartford Avenue** **Nashville, TN 37211**	**Same**	**119 14 0 152.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Ondrea B. Harrison, *(hereinafter called the "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Charles Walker, *(hereinafter called "Grantee")*, 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. 3 on the Map of Tuggle Heights of record in Book 1130, Page 90, Register's Office for Davidson County, Tennessee.

Said Lot 3 fronts 60 feet on the westerly side of Tuggle Avenue and runs back between lines, 158.7 feet on the north line and 158.5 feet on the south line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Brian M. Harrison and wife, Ondrea B. Harrison by Warranty Deed from Peggy Ann Bogle, Clifton Ray Pardue, and Billy C. Pardue, dated October 28, 2004, recorded October 29, 2004 of record in Instrument # 20041029-0130164, Register's Office for Davidson County, Tennessee. Brian M. Harrison having since quitclaimed his interest to Ondrea B. Harrison of record in Instrument # 20140804-0069796, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **2903 Tuggle Avenue, Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record in Book 4260, Page 338;
(4) All matters appearing on the plan of record in Book 1130, Page 90;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of August, 2014.

GRANTOR:

Ondrea B. Harrison

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Ondrea B. Harrison, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 4th day of August, 2014.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Julie Coone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.