BILL GARRETT, Davidson County
Trans: T20140069736 DEEDWARR
Recvd: 09/17/14 16:03 2 pgs
Fees: 13.00 Taxes: 2090.50

20140917-0085481

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2014.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark J. Cappellino	SWBC Mortgage	10509037000
(NAME)	(NAME)	
1906 10th Avenue S	9311 San Pedro Ave. Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jennifer Johnson -Harrell FKA Jennifer Pursley and husband, Jay Todd Harrell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mark J. Cappellino , an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 part of Lot No. 28 on the plan of Map of Waverly Place, as of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee, and being the southerly part of Lot No. 1 on a map showing the subdivision of Lot 23 made June 21, 1922 prepared by Earl Drake, County Surveyor, not of record, described as follows:

Beginning at the northeast corner of 10th Avenue South, formerly Glendale Avenue, and a 20 foot alley, being the southwest corner of said Lot No. 1; thence with the easterly margin of said Avenue, northerly 60 feet; thence at right angles easterly 55 feet to the line between Lots Nos. 1 and 2; thence with said line; southerly 51.5 feet to the northerly margin of said alley; thence with the northerly margin of said alley, westerly 56.62 feet to the beginning.

Being the same property conveyed to Jennifer Pursley by Warranty Deed dated 02/18/2011 from James E. Looper, Jr., married of record in Instrument 201102230014776, Register's Office for Davidson County, Tennessee. The said Jennifer Pursley now being known as Jennifer Johnson-Harrell.

* Jay Todd Harrell, husband of Jennifer Johnson Harrell, joins in this instrument to convey any and all interest in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 57, Page 95, said Register's Office.
No insurance is afforded as to the exact amount of acreage contained in the property described herein.
Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1906 10th Avenue S, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 our hands this 15th day of September, 2014.

Jennifer Johnson Harrell

Jay Todd Harrell

State of Tennessee
County of Williamson

Personally appeared before me Jennifer Johnson -Harrell and Jay Todd Harrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of September, 2014.

Notary Public
My Commission Expires: 8/27/17

DONALD R. HARGETT JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027