WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071928 DEEDWARR
Recvd: 09/25/14 10:20 2 pgs
Fees:13.00 Taxes:1294.79
20140925-0088241

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,943.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/10/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Lamarre and Jessica Lamarre	Mortgage Investors Group	82-7-315.00
(NAME)	(NAME)	
302 Hancock Street	8320 East Walker Springs Lane, 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James L. Harney and wife, Tracey G. Harney, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adam Lamarre and wife, Jessica Lamarre, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 30 and the east 10 feet of Lot No. 31 on the Map of East Nashville Real Estate Co.'s Plan of Lots, of record in Book 57, Page 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James L. Harney and wife, Tracey G. Harney, by deed of record in Instrument Number 20050817-0097692, Register's Office for Davison County, Tennessee.

Subject to all matters as shown on Plan of East Nashville Real Estate Co.'s Plan of Lots of record in Book 57, Page 11, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 302 Hancock Street, nashville, TN 37207

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Said lot and part of lot adjoin and front together 60 feet on the South side of Hancock Street and run back between parallel lines, 175 feet, more or less, along the East margin of Meridian Avenue or Street to an alley in the rear.

Witness our hands this 19th day of September, 2014.

James L. Harney

Tracey G. Harney

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Harney and Tracey G. Harney, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 19th day of September, 2014.

Commission expires: 7-30-17

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017