Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20140076848 DEEDWARR
Recvd: 10/10/14 13:38 2 pgs
Fees:13.00 Taxes:584.60
20141010-0094252

13-1409-132295

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $158,000.00

Codesta Thomas
Affiant

Subscribed and sworn to before me, this 30th day of September, 2014.

Notary Public
My commission expires: 02-13-17

Address of New Owner:	Send Tax Bills to:	Tax Information
Katie Harmon 569 Stevenson Street Nashville TN 37209	New owner	091-09-0-081.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher L. Ward, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Katie Harmon, an unmarried woman, and Matthew C. Boles, an unmarried man, as joint tenants with the right of survivorship hereinafter called the Grantees, their successors and 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 Nos. 8 and 9 , on the Plan of T.M. Nall's Subdivision, of Lot Nos. 18, 19 and 20, B.F. Cockrill, of record in Plat Book 421, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description, and being more particularly described as follows, to-wit:

Beginning at an iron pin the westerly margin of Stevenson Avenue, being the northeast corner of the W.M. West property, and the southeast corner of the herein described property; thence along the said W.M. West, North line North 85 degrees 10 minutes East 150 feet to an iron pin; thence North 4 degrees 30 minutes East 63.7 feet to an iron pin at the southwest corner of the R.N. Waller property; thence along the South line of the R.N. Waller property South 85 degrees 10 minutes West 150.0 feet to an iron pin in the West margin of Stevenson Avenue; thence along the said margin of said Avenue South 4 degrees 30 minutes West 63.7 feet to the point of beginning.

Being the same property conveyed to Christopher L. Ward, unmarried by deed from Ralph Edwards and wife, Velma Edwards, dated June 12, 2008, recorded June 25, 2008, of record in Instrument No. 20080625-0065384, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 569 Stevenson Street, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 30 day of September, 2014.

Christopher L. Ward

STATE OF GA
COUNTY OF Clarke

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher L. Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Athens, GA this 30th day of September, 2014.

Notary Public

My Commission expires 07/10/2018

BRANDIE HILL NOTARY PUBLIC Exp. July 10, 2018 CLARKE COUNTY, GA