# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079879 DEEDWARR
Recvd: 10/23/14 10:15 2 pgs
Fees:13.00 Taxes:1035.63
20141023-0097769

R-VRES-14-1017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/8/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Sophie Laster-Hazzard** | **Regions Bank d/b/a Regions Mortgage** | |
| (NAME) | (NAME) | |
| **1017 N 5th Street** | **2050 Parkway Office Circle** | **08204008700** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | **Birmingham, AL 35244** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JUSTIN CHAPMAN PRINCE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SOPHIE LASTER-HAZZARD, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 126 in Sharpe & Crutcher's Addition to Edgefield (now East Nashville), a plan of said Addition being of record in Book 57, Page 82, Register's Office for said County.

Said Lot fronts fifty feet on the East side of North Fifth Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Angela Goodwin to Justin Chapman Prince as recorded on the 27th day of August, 2012 in Instrument No. 20120827-0077115; Warranty Deed from Cheyenne Mingnon Fisher and Quan Fisher to Justin Prince, single as recorded on the 29th day of January, 2009 in Instrument No. 20090129-0007728; Affidavit of Heirship as recorded on the 23rd day of July, 2008 in Instrument No. 20080723-0075445; Quitclaim Deed from Cheyenne Mingnon Fisher and Esther Almeda Parker to Audrey Johnson as recorded on the 27th day of February, 2007 in Instrument No. 20070227-0024069; Quitclaim Deed from Maggie Ramsey to Audrey Johnson, Cheyenne Mingnon Fisher, and Esther Alameda Parker as recorded on the 27th day of February, 2007 in Instrument No. 20070227-0024068; Last Will and Testament as recorded on the 24th day of January, 2007 in Instrument No. 20070124-0009899 (Docket #05P-1818) and Installment Deed from James Lee Harrison and wife Clarice Harrison to Purvis Fisher and wife Birtle Fisher as recorded on the 14th day of September, 1962 in Deed Book 3433, Page 341, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent years.
- Plat recorded in Plat Book 57, Page(s) 82, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1017 N 5th Street, Nashville, Tennessee 37207**.

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 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 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/our hand(s) this the 21st DAY OF OCTOBER, 2014.

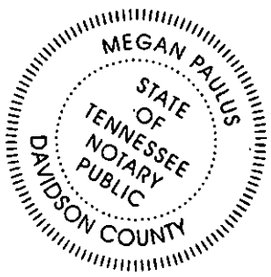
Justin Chapman Prince

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN CHAPMAN PRINCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of October, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212