WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-14-1115-B

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)
Goodloe M. Harman	new owner	
(NAME)	(NAME)	**082-04-0-045.00**
1115 B N 7th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 **MARGARET R. DEWITT AND KEEGAN E. DEWITT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GOODLOE M. HARMAN, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 233 and the Northerly 11 feet of Lot No. 232 on the Plan of Oakwood Park, of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lot and Part of Lot adjoin and front together 42 feet on the Easterly side of North 7th Street and run back between parallel lines165 feet to an alley.

Being the same property conveyed to Margaret R. Dewitt and Keegan E. Dewitt, wife and husband by deed from Eric Crafton, married, of record in Instrument No. 20110518-0037975, Register's Office for Davidson County, Tennessee, dated May 12, 2011 and recorded on May 18, 2011.

Being also known as 1115 B N 7th Street, Nashville, TN 37207.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1115 B N 7th 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.

BILL GARRETT, Davidson County
Trans:T20140089150 DEEDWARR
Recvd: 11/26/14 10:27 2 pgs
Fees:13.00 Taxes:887.63
20141126-0109107

Witness my/our hand(s) this the 21st DAY OF NOVEMBER, 2014.

Margaret R. DeWitt

Keegan E. DeWitt by Margaret R. DeWitt as Attorney In Fact

Keegan E. DeWitt by Margaret R. DeWitt as Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET R. DEWITT, 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 November, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret R. DeWitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KEEGAN E. DEWITT, and who acknowledged he/she/they executed the same as the free act and deed of the said KEEGAN E. DEWITT.

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

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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