BILL GARRETT, Davidson County
Trans:T20140092752 DEEDWARR
Recvd: 12/11/14 11:50 2 pgs
Fees:13.00 Taxes:534.65
20141211-0113491

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $144,500.00

Affiant

Subscribed and sworn to before me, this 10 day of December, 2014.

Notary Public
My commission expires: 12-22-15

KATHLEEN A. TOMLINSON NOTARY PUBLIC LARGE WILSON CO. TENN.

06-1411-75888

Address of New Owner:	Send Tax Bills to:	Tax Information
Summer Ray 3417 Harbor Hill Pl Nashville TN 37214	NEW OWNER	108-12-0-B-226.00-CO

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, Patrick Trueheart and Shawan F. Trueheart, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Summer Ray,unmarried, 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 Lot No. 21, on the Plan of Section Two, Harborview, Final Phase, of record in Book 9700, Page 708, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick Trueheart and Shawan F. Trueheart, husband and wife by deed from Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing agreement Dated as of December 1, 2005 Morgan Stanley ABS Capital 1 Inc. Trust 2005-HE7, dated June 1, 2012, recorded July 13, 2012, of record in Book , Page Instrument No. 20120713-0061811, Register's Office for Davidson County, Tennessee.

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: 3417 Harbor Hill Pl, Nashville, TN 37214

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 10 day of December, 2014.

Patrick Trueheart by Shawan F. Trueheart as Attorney in fact — Shawan F. Trueheart

Patrick Trueheart by Shawan F. Trueheart as Attorney in Fact for Patrick Trueheart

Shawan F. Trueheart

STATE OF TENNESSEE
COUNTY OF Wilson

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

Witness my hand in Mt Juliet, TN, this 10 day of December, 2014.

Notary Public

My Commission expires 12-22-15

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Shawan F. Trueheart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Patrick Trueheart and that she is authorized by Patrick Trueheart to execute this instrument on his behalf.

Witness my hand and seal at Mt Juliet, TN, this 10 day of December, 2014.

Notary Public at Large

My commission expires: 12-22-15

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.