THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112382**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $346,700.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2014. Notary Public My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

KATE ROSENTHAL NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Scott Shirock and Caitlin Shirock 3408 Springbrook Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-10-130.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dennis Robert Harmon, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Shirock and Caitlin Shirock, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 71, PLEASANT VALLEY, PART OF THE O. F. NOEL ESTATE, as shown on plat of record in Plat Book 1424, Page 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dennis Robert Harmon, unmarried by Warranty Deed from S. Klint Albright and wife, Tammy Albright, recorded on the 1st day of April, 1999 in Deed Book 11412, Page 514, in the Register's Office of Davidson County, Tennessee.

Leigh Anne Harmon, wife of Dennis Robert Harmon, joins in this conveyance to convey any interest marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLEASANT VALLEY, PART OF THE O. F. NOEL ESTATE, as recorded in Plat Book 1424, Page(s) 63.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3921, Page 583.

This is improved property located at **3408 Springbrook Drive Nashville TN 37204**

BILL GARRETT, Davidson County
Trans:T20140094229 DEEDWARR
Recvd: 12/17/14 08:41 2 pgs
Fees:13.00 Taxes:1282.79
20141217-0115161

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2014.

Dennis Robert Harmon

Leigh Anne Harmon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dennis Robert Harmon and Leigh Anne Harmon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2014.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018