WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140095175 DEEDWARR
Recvd: 12/19/14 10:41 2 pgs
Fees: 13.00 Taxes: 462.50
20141219-0116300

R-VRES-14-229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/18/16 (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)
Sylvia Giannitrapani and Willis Bryan Owings, Jr.	**SWBC Mortgage Corp**	
(NAME) **1327 RIVERWOOD DR**	(NAME) **9311 San Pedro Ave., Ste. 100**	**95-2-52.00**
(ADDRESS) **NASHVILLE, 37216**	(ADDRESS) **San Antonio, TX 78216**	
(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 **LYNDA J. HURT, MARRIED, AS THE HEIR AT LAW OF BRIAN S. HARRISON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SYLVIA GIANNITRAPANI AND WILLIS BRYAN OWINGS, JR., WIFE AND HUSBAND,** 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 152, DONELSON HILLS, as shown on plat of record in Plat Book 2331, Pages 22 and 23, 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 Brian S. Harrison, unmarried, by Warranty Deed from Saeed Nowroozi and wife, Mehrangiz Mindashti Rezaei, as recorded on the 11th day of August, 2000 in Instrument No. 200008110079849 and Probate Docket No. 14P467, in the Register's Office of Davidson County, Tennessee.

The said Brian S. Harrison having since died on February 18, 2014, leaving the said Lynda J. Hurt AKA Lynda Johnson Hurt as the sole surviving Heir at Law. The above-described property has never been the primary or marital residence of the said Lynda J. Hurt.

Heather Harrison Crumpton, as Administratrix pursuant to Letters of Adminstration, Docket Number 14P467, Seventh Circuit Court of Davidson County, Tennessee, joins herein to convey any and all interest of the Estate of Brian S. Harrison.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DONELSON HILLS, as recorded in Plat Book 2331, Page(s) 22 and 23, said Register's Office.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4896, Page 127 and Book 4904, Page 942, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **229 Graeme Drive, Nashville, Tennessee 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 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 17th DAY OF DECEMBER, 2014.

Estate of Brian S. Harrison

BY: Lynda J. Hurt by Heather Harrison Crumpton as Attorney In Fact
Lynda J. Hurt by Heather Harrison Crumpton as Attorney in Fact
Heir at Law

BY: Heather Harrison Crumpton
Heather Harrison Crumpton
Administratrix

STATE OF Alabama

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER HARRISON CRUMPTON, 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 LYNDA J. HURT, and who acknowledged he/she/they executed the same as the free act and deed of the said LYNDA J. HURT.

Witness my hand and official seal, this the 17th of December, 2014.

Notary Public
My Commission Expires: 9/1/18
(SEAL)

STATE OF Alabama

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER HARRISON CRUMPTON, ADMINISTRATRIX of the ESTATE OF BRIAN S. HARRISON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 17th of December, 2014.

Notary Public
My Commission Expires: 9/1/18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2013 21st Avenue South
Nashville, TN 37212