BILL GARRETT, Davidson County
Trans:T20150012083 DEEDWARR
Recvd: 02/18/15 15:45 2 pgs
Fees:13.00 Taxes:444.00
20150218-0014209

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 $120,000.00

Affiant

Subscribed and sworn to before me, this 13th day of February, 2015.

Notary Public
My commission expires: 3/26/17

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

06-1501-75935

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan A.& Elizabeth G. Diaz	Avenue Bank	091-10-0-379.00
906 Delray Drive	3823 Cleghorn Avenue	
Nashville TN 37209	Nashville, TN 37215	

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, Dianne L. Harpole and Richard Gerhard Scholz, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jonathan A. Diaz and Elizabeth G. Diaz, 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. 96, on the Plan of Section Two, Morrow Meadows, of record in Book 2331, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christy W. Ivey, Trustee by Quitclaim Deed from Dianne L. Harpole and Bobby D. Hargrove, and further conveyed to Dianne L. Harpole and Bobby D. Hargrove by Quitclaim Deed from Christy W. Ivey, Trustee, dated October 28, 2004, recorded November 8, 2004, of record in Instrument No. 20041108-0134656, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dianne L. Harpole by Quitclaim Deed from Bobby D. Hargrove, unmarried, dated July 17, 2009, recorded July 17, 2009, of record in Instrument No. 20090717-0067144, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dianne L. Harpole, unmarried and Richard Gerhard Scholz, unmarried by Quitclaim Deed from Dianne L. Harpole, unmarried, dated October 29, 2010, recorded November 8, 2010, of record in Instrument No. 20101108-0089558, 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 906 Delray Drive, Nashville, TN 37209

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 13th day of February, 2015.

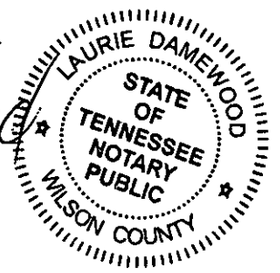
Dianne L. Harpole

Richard Gerhard Scholz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dianne L. Harpole and Richard Gerhard Scholz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of February, 2015.



Notary Public
Wilson

My Commission expires 3/26/17