Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022488 DEEDWARR
Recvd: 03/27/15 10:31 2 pgs
Fees:13.00 Taxes:758.50
20150327-0026523

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-18-18

(AFFIX SEAL)

WILLIAM JOHNSTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James P. Urban and Sara E. Urban	First Community Mtg Inc.	082030191.00
(NAME) 1117 Stockell Street	(NAME) 245 Heritage Park Dr.	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jessica Harbison, a single person and Marcus Ford, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James P. Urban and wife, Sara E. Urban,** hereinafter called the GRANTEES, their heirs 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. 118, on the Plan of Benedict Land Co's Subdivision of the Lindsley Tract, of record in Book 332, Page 40, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Harbison, a single person and Marcus Ford, a single person by deed dated February 28, 2007 from Ginger H. Jones and husband, Terry W. Jones of record in Instrument No. 20070305-0026944, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1117 Stockell Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hands this 26th day of March, 2015.

Jessica Harbison

Marcus Ford

State of Tennessee
County of Davidson

Personally appeared before me Jessica Harbison and Marcus Ford, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of March, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Urban

