(1)

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF April, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VALERIE L. KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY Comm. Expires June 4, 2017

ET-15-3582

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Harless	Primelending (NAME)	
209 Wauford Drive	18111 Preston Rd. Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75252	14706004100
(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, we KRISTY D. WARREN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHLEEN HARLESS AND ELLEN CROSBY, a Single Woman*, 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 No. 108 on the Plan of Section One (revised) Caldwell Hall, as shown by plat of record in Plat Book 2900, Page 57-59, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed by Quitclaim Deed from Kristy Warren Flatt, unmarried, now known as Kristy D. Warren, unmarried to Kristy D. Warren, unmarried as recorded on the 21st day of January, 2009 in Instrument No. 20090121-0005098 and Warranty Deed from John B. Summitt and wife, Tennie Jonelle Summitt and Joyce S. Summitt to Kristy Warren Flatt as recorded on the 1st day of June, 2007 in Instrument No. 20070601-0065442, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 209 Wauford Drive, Nashville, Tennessee 37211
(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 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 9th day of April, 2015.

Kristy D. Warren

* a single woman

BILL GARRETT, Davidson County
Trans: T20150030814 DEEDWARR
Recvd: 04/23/15 11:10 2 pgs
Fees: 13.00 Taxes: 1110.00
20150423-0036438

STATE OF Tennessee

COUNTY OF Davidson

On this the , before me personally appeared Kristy Warren to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 10-25-16

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520