WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/15 09:37 3 pgs
Fees:18.00 Taxes:916.49
20150512-0043285

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $247,700.00.

Affiant

Subscribed and sworn to me on May 11, 2015.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John T. Rochford 2200 Abbott Martin Road Nashville, TN 37215	John T. Rochford 2200 Abbott Martin Road Nashville, TN 37215	Map 117 14 Parcel 10

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eva Wiley Harris and husband, Jerry L. Harris, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John T. Rochford, married, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Map of Woodmont Estates No. 2, of record in Book 1130, page 99, Register's Office for said County, described as follows:

Beginning at a concrete monument at the intersection of Cross Creek Road and Abbott Martin Road; thence northerly along the easterly margin of Cross Creek Road, 125 feet to a point, said point being the common corner of Lots Nos. 1 and 2 of said subdivision; thence easterly with the dividing line between Lots Nos. 1 and 2, 193 feet to a point; thence southerly with the rear line of said subdivision, 129 feet to a point on the northerly margin of Abbott martin Road, thence westerly with the northerly margin of Abbott Martin Road, 90.0 feet to a concrete monument; thence continuing around a slight radius 42.73 feet to the point of beginning.

Being the same property conveyed to Eva Wiley Harris by Trustee's Deed from Eva Wiley Harris, Trustee of the Eva Wiley Harris Trust, recorded on the 26th day of October, 2012 at Instrument No. 20121026-0098580, in the Register's Office of Davidson County, Tennessee.

Jerry L. Harris, husband of Eva Wiley Harris, joins in this conveyance for the purpose of conveying any marital interest in said property.

This is improved property known as 3846 Cross Creek Road, Nashville, TN 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 our hands on May 11th, 2015.

Eva Wiley Harris

Eva Wiley Harris

Jerry L. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On May 11th, 2015, before me personally appeared Eva Wiley Harris and Jerry L. Harris to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of May, 2015

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017