THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054003**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 12th day of June 2015. Notary Public My Commission Expires: 7.3.17

Davidson County DEEDWARR
Recvd: 06/15/15 09:33 2 pgs
Fees:13.00 Taxes:1942.50
20150615-0056188

STATE OF TENNESSEE NOTARY PUBLIC MEMORIE WHITE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: George Patrick Harrison 214 LEONARD AVE Nashville TN 37205-2426	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10413008100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin H. Shuster and Constance B. Carroll Shuster, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George Patrick Harrison and Allison Miller Harrison, Trustees of the Harrison Revocable Living Trust, dated April 13th 2009** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of the S.W. Berger Homeplace shown on the map of Myrtlewood Subdivision being Bransford Realty Company's Subdivision of the S.W. Berger property (Book 547, Page 106, Register's Office for Davidson County, Tennessee) and being shown as Lot No. 5 on the Map of R.K. Smith's Subdivision of said property and shown on a copy of a plat which is of record in connection with a sewer line easement in Book 1730, Page 6, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin H. Shuster and Constance B. Carroll Shuster, Husband and Wife by Warranty Deed from James A. Williams and Helen A. Williams, Husband and Wife, recorded on the 8th day of August, 2012 in Instrument No. 20120808-0070484, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 547, Page(s) 106.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 214 LEONARD AVE Nashville TN 37205-2426

BS

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June 2015.

6/12/15 6/12/15

Benjamin H. Shuster Constance B. Carroll Shuster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin H. Shuster and Constance B. Carroll Shuster, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June 2015.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Notary Public

Certificate of Authenticity

I, Crystal Santi, 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 is 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, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY