WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065668 DEEDWARR
Recvd: 08/07/15 11:13 2 pgs
Fees:13.00 Taxes:410.33
20150807-0078888

P-CB-15-3259

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joyce A. Harrison	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	
3259 Priest Woods Dr	**275 Robert Rose Drive**	**108-16-0-197.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Murfreesboro, TN 37129**	
(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, I/we **KRISTIN C. COBB, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOYCE A. HARRISON, UNMARRIED,** 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. 21B the Plan of the Zone Lot Division of Lots No. 21, 22, 23, 35 & 38 on the Plan of Percy Priest Woods Section One of record in Plat Book 5200. Page 472 and amended in Book 5200. Page 714, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kristin C. Cobb by Warranty deed from Kathryn M. Heidorn and husband Bruce C. Heidorn of record in Book 10948, page 566, Register's Office for Davidson County, Tennessee, dated May 21, 1998 and recorded on May 28, 1998.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5200, Page 472, amended in Book 5200, Page 714;
- Restrictions of record in Book 5984, Page 865, amended in Book 6020, Page 270 and Book 6097, Page 11, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3259 Priest Woods Dr, Nashville, Tennessee 37214**.

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 the 4th DAY OF AUGUST, 2015.

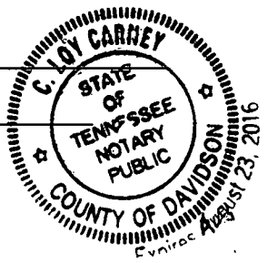
Kristin C. Cobb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTIN C. COBB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212