BILL GARRETT, Davidson County
Trans:T20150071892 DEEDWARR
Recvd: 08/25/15 10:52 2 pgs
Fees:13.00 Taxes:296.00
20150825-0085751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Brandy Gorman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 2015.

Nancy E. Hopson
NOTARY PUBLIC

My Commission Expires: My Comm. Expires September 10, 2018

NANCY E. HOPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christopher Neil House 3549 Hoods Branch Road Springfield, TN 37172	Christopher Neil House 3549 Hoods Branch Road Springfield, TN 37172	083-07-0-304.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JENNIFER LEIGH HOUSE HART

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CHRISTOPHER NEIL HOUSE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Campbell's Riverside Drive Subdivision, of record in Book 421, page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth N. House and wife, Faye R. House by deed from Carl L. Tomlin and wife, Hazel C. Tomlin of record in Book 5302, page 362, dated June 12, 1978, said Register's Office. Kenneth N. House died on or about May 26, 1997 leaving Faye R. House as the surviving tenant by the entirety. Faye R. House a/k/a June Faye House, a/k/a June Faye Riggers House died testate on or about October 8, 2013. She devised said property to Jennifer Leigh House n/k/a Jennifer Leigh House Hart and Christopher Neil House in equal portions by

will of record in Case No. 14P403 in the Seventh Circuit Court for Davidson County, State of Tennessee, Probate Division.

This improved property is known as 822 Riverside Drive, Nashville, TN 37206.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 19th day of August, 2015.

Jennifer Leigh House Hart

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jennifer Leigh House Hart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of August, 2015.

Martha M. Gentry
Notary Public

My commission expires: 1-8-2019

MARTHA M. GENTRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019