This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $250,000.00

Affiant

Subscribed and sworn before me this the 28th day of July, 2015.

Notary Public
My commission expires: 9-10-2018

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Eric Harron | Guaranteed Rate, Inc. | 072-11-0-232.00 |
| 4805 Balcones Drive | 3940 N Ravenwood Ave | |
| Austin, TX 78731 | Chicago, IL 60614 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EMILY N. LOVEJOY AND RACHEL C. LOVEJOY, WIFE AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERIC HARRON AND MEGAN HARRON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. Southerly 50 feet of Lot No. 19 on the Plan of Burns Subdivision of Maxeys Addition to Brownsville of record in Plat Book 161, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Said Lots fronts 50 feet on Pennington Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Emily N. Lovejoy, an unmarried person and Rachel C. Lovejoy an unmarried person by Warranty deed from Gary Goetzman, married of record in Instrument No. 20130625-0065343 Register's Office for Davidson County, Tennessee, dated June 19, 2013 and recorded on June 25, 2013.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2631 Pennington Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of July, 2015.

Emily N. Lovejoy

Rachel C. Lovejoy by Emily N. Lovejoy her Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20150072828 DEEDWARR
Recvd: 08/27/15 11:04 2 pgs
Fees:13.00 Taxes:925.00
20150827-0086837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emily N. Lovejoy and Rachel C. Lovejoy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2015.

My commission expires: 6-17-17

Notary Public

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY