WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150075262 DEEDWARR
Recvd: 09/03/15 10:13 2 pgs
Fees:13.00 Taxes:462.13

20150903-0089858

JANE GRAZER RUTHERFORD COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$124,900.00.

Affiant

Subscribed and sworn to before me this 26th day of August, 2015

Notary Public
My Commission expires: 8/18/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Arnetta M. Harrison	First Liberty Financial Group, LLC	04316018800
808 Fawn Lane	9520 Ormsby Station Road Suite 20	
Madison, TN 37115	Louisville, KY 40223	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Arnetta M. Harrison, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lot Number 69, on the Plan of Arrowhead Estates, Section II, as of record in Book 5050, Page 83, Register's Office for said County, to which plat reference is hereby made for a more complete description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Wanda Williams, an unmarried woman from Department of Housing and Urban Development by Cash Deed for Tennessee on July 27, 2004, of record in Instrument Number 20040805-0094493, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5050, Page 83, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5286, Page 406 and Book 5154, Page 59, Register's Office for Davidson County, Tennessee.

This is improved property known as: **808 Fawn Lane, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 26, 2015.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 26, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY