BILL GARRETT, Davidson County
Trans:T20150078059 DEEDWARR
Recvd: 09/14/15 15:26 2 pgs
Fees:13.00 Taxes:240.50
20150914-0093224

This instrument prepared by:
Edward Leonard
Attorney at Law
Leonard & Pennington, PLLC
124 Shivel Drive
Hendersonville, TN 37075

New Owners:
Edward Herman Harper
225 Pelham Dr.
Brentwood, TN 37027

-and-

Jeffrey Allen Harper
1008 Kellyn Lane
Hendersonville, TN 37075

as Tenants-in-Common

Send Tax Bills to:
Harper Agency, Inc.
P.O. Box 144
Goodlettsville, TN 37070

Map and Parcel: 26-13-34.00 FB GO-09113

WARRANTY DEED

THIS WARRANTY DEED, is made and entered into this 11th day of September, 2015, by and between **Jo Ella Harper** (the "Grantor") and **Edward Herman Harper** and **Jeffrey Allen Harper**, as Tenants-in-Common (the "Grantees").

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Sixty-Five Thousand Dollars ($65,000.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Grantor does hereby convey and transfer to the Grantees and the Grantees' heirs and assigns all of the Grantor's right, title, and interest in and to the following described real estate having an address of 813 Wren Road, Goodlettsville, Tennessee, 37072, to wit:

PROPERTY DESCRIPTION

Being Lot No. 6 on the Plan of Echo Meadows, a plat of which is of record in Book 2331, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 110 feet on the northerly side of Wren Road, and runs back 260.5 feet on the westerly line and 283.5 feet on the easterly line, to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to Herman C. Harper and wife Jo Ella Harper, by deed from Hubert A. Stevenson, Jr., and wife Betty L. Stevenson, dated the 14th day of March, 1989, and being recorded in Book 7794, pages 221-223 of the Register's Office for Davidson County, Tennessee. The said Herman C. Harper died on December 17, 1993, leaving Jo Ella Harper sole owner.

Possession shall be given immediately.

Taxes for 2015 are the responsibility of the Grantees.

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; and the Grantor does covenant, with fee simple, that she has a good right to convey it, and the same is unencumbered, except for matters as herein set forth, and the Grantor does further covenant and bind herself, her heirs and/or

assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The above-described property is improved property located at 813 Wren Road, Goodlettsville, Tennessee, 37072.

The source of the Grantor' equitable interest is a deed recorded in Book 7794, pages 221-223, of the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Jo Ella Harper

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, Regina C. Wright, of the State and County aforesaid, personally appeared Jo Ella Harper, with whom I am personally acquainted [or proved to me on the basis of satisfactory evidence], and who, upon oath, acknowledged herself to be the Grantor, and that she as such, executed the foregoing instrument for the purpose therein contained, by signing the name of herself as Jo Ella Harper.

WITNESS my hand and seal, this 11th day of September, 2015.

NOTARY PUBLIC

REGINA WRIGHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 9/20/16.

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or true value, whichever is greater for this transfer is Sixty Five Thousand Dollars ($65,000.00).

AFFIANTS:

Edward H. Harper

Jeffrey A. Harper

Subscribed and sworn to before me this 11th day of September, 2015.

NOTARY PUBLIC

REGINA WRIGHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO

My Commission Expires: 9/20/16.