THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16016240** BILL GARRETT, Davidson County Trans:T20160005180 DEEDWARR Recvd: 01/20/16 11:08 2 pgs Fees:13.00 Taxes:740.00 20160120-0005686	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eddie Hales 285 CLOVERNOOK DR Nashville TN 37210-2514	New Owner	Tax Parcel ID No. 09412005400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Jeanne Harmon, Trustee of The Mary Jeanne Harmon Revocable Living Trust Agreement, dated December 14, 1995** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eddie J. Hales**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Clover Nook, as of record in Book 2900, Pages 51 and 52, Register's Office for said County.

Said Lot No. 18 fronts 141 feet on the East side of Clovernook Drive and runs Back 214.8 feet on the Northerly line and 244.7 feet on the Southerly line, to a dead line in the rear, on which it measures 104 feet.

Being the same property conveyed by Installment Deed from James K. Hinton and wife, Gertrude S. Hinton to Mary Jeanne Pride and Edna B. Parrish, as recorded on the 16th day of August, 1977 in Deed Book 5184, Page 331; Warranty Deed from Edna B. Parrish, a unmarried person to Mary Jeanne Pride Harmon, as recorded on the 13th day of August, 1985 in Deed Book 6629, Page 19 and Quitclaim Deed from Mary Jeanne Pride Harmon, individually to Mary Jeanne Harmon, Trustee U/A/D Dec. 14, 1995, as recorded on the 1st day of April, 1996, in Deed Book 9997, Page 619, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLOVER NOOK, as recorded in Plat Book 2900, Page(s) 51-52.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 285 CLOVERNOOK DR Nashville TN 37210-2514

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2016.

Mary Jeanne Harmon, Trustee

Mary Jeanne Harmon, Trustee of The
Mary Jeanne Harmon Revocable Trust
Agreement, dated December 14, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Jeanne Harmon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the trustee of The Mary Jeanne Harmon Revocable Living Trust Agreement, dated December 14, 1995, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of January, 2016.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017