Davidson County DEEDWARR
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#33218

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33218-08-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $706,000.00. Affiant Subscribed and sworn to before me this 8 day of September, 2016. Notary Public My Commission Expires:

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Christine B. Harrison, Phillip A. Harrison 4640 Tara Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131 14 0 023 00

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, **Melissa Hooper Scarbro**, and husband Jeffrey Allen Scarbro, aka Jeffery Allen Scarbro, who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Melissa Hooper Scarbro, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine Barrett Harrison and husband, Phillip Alton Harrison, Jr.** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4640 Tara Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 8 day of September, 2016.

Melissa Hooper Scarbro

Jeffrey Allen Scarbro

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Melissa Hooper Scarbro and Jeffrey Allen Scarbro**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of September, 2016.

Notary Public

My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Section Two Tynewood Estates, as of record in Plat Book 2900, pages 89 and 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Melissa Hooper Scarbro, married by deed dated December 12, 2000 from David S. Jamieson and wife, Charmaine Jamieson, of record in Instrument No. 20001213-0122778, Register's Office for Davidson County, Tennessee. Melissa Hooper Scarbro having since divorced. By Quitclaim Deed dated December 5, 2013 in Instrument No. 20131206-0124301, Register's Office for Davidson County, Tennessee, Jeffrey Allen Scarbro conveyed his interest in subject property to Melissa Hooper Scarbro. The parties having since remarried. Jeffrey Allen Scarbro and Jeffery Allen Scarbro are one in the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 131 14 0 023 00.
2. Restrictive covenants contained in an instrument of record in Book 3069, page 561, as amended in Book 8092, page 372, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2900, pages 89 and 90, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

