BILL GARRETT, Davidson County
Trans:T20170011163 DEEDWARR
Recvd: 02/07/17 08:51 2 pgs
Fees:13.00 Taxes:714.10

20170207-0012744

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $193,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of January, 2017.

Notary Public
My commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

02-1701-50117

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Rebecca E. Cherman 420 Benita Drive Nashville TN 37211	New Owner	133-12-0-038.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jonathan N. Harris and Leah Sawyer now Leah Harris, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rebecca E. Cherman AN UNMARRIED WOMAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 100, on the Plan of Windsor Park, of record in Book 3600, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Ray Proctor and wife, Beverly L. Proctor by deed from Ellen E. Robinson a/k/a Louise Robinson, dated July 15, 1994, recorded July 19, 1994, of record in Book 9411, Page 169, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Indenture Trustee for Newcastle Mortgage Securities Trust 2006-1 by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated November 23, 2015, recorded November 23, 2015, of record in Instrument No. 20151123-0118698, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Zachary Jameson and Krista Jameson, husband and wife by Warranty Deed from The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A., as Indenture Trustee for New Castle Mortgage Securities Trust 2006-1, dated January 27, 2016, recorded February 5, 2016, of record in Instrument No. 20160205-0011333, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jonathan N. Harris and Leah Sawyer, husband and wife by Warranty Deed from Zachary Jameson and Krista Jameson, husband and wife, dated April 29, 2016, recorded May 2, 2016, of record in Instrument No. 20160502-0042571, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 420 Benita Drive, Nashville, TN 37211.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 27th day of January, 2017.

Jonathan N. Harris

Leah Sawyer Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jonathan N. Harris and Leah Sawyer Harris**, 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 in Brentwood, TN, this 27th day of January, 2017.

Notary

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY