File Box 8

Bill Garrett Davidson County
Batch# 2351 DEEDWARR
09/19/2017 02:28:07 PM 2 pgs
Fees: $13.00 Taxes: $1,642.80
20170919-0096000

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $444,000.00

Affiant

Subscribed and sworn to before me, this 15 day of September 2017.

Notary Public

My commission expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jason Bradley Christensen **Monica Elena Weiss-Sharp**	Franklin American Mortgage	**07214037200**
1803 Cahal Avenue	6100 Tower Circle, STE. 600	
Nashville, TN 37216	Franklin, TN. 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Larry J. Harbin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Bradley Christensen and Monica Elena Weiss-Sharp, as Joint Tenants with Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 10 of the subdivision of Lot No. 9, on the map of Belle Forest Subdivision by H.A. Christensen, not of record, Lot No. 10 fronts 75 feet on the Northerly side of Cahal Avenue and runs back 155.3 feet on the Westerly line and 168 feet on the Easterly line to the Southerly line of Lot No. 8, on which measures 75 feet.

Being the same property conveyed to Larry J. Harbin, unmarried, by Warranty Deed from Mi Ye Jenkins, an unmarried person, and Myong Nan Gates, an unmarried person, dated September 15, 2003, of record in Instrument No. 20030924-0141063, re-recorded in Instrument No. 20040309-0026760, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1803 Cahal Avenue, Nashville, TN 37216.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. 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/our hand(s) this 15th day of September, 2017.

Larry J. Harbin

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Larry J. Harbin, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2017.

DAWN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

NOTARY PUBLIC

My Commission Expires: 12/10/2019