Bill Garrett Davidson County
Batch# 25733 DEEDWARR
11/15/2017 10:02:04 AM 2 pgs
Fees: $13.00 Taxes: $745.55
20171115-0117286

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $201,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of November, 2017.

Notary Public
My commission expires: 6/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

06-1710-76820

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Melissa Haun	First Choice Lending Services, LLC	108-04-0-A-068.00 CO
204 Fitzpatrick Place Nashville TN 37214	9821 Cogdill Rd., Ste 2 Knoxville, TN 37932	

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, **Mary G. Harbison, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Melissa G. Haun, a single 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. 13, on the Plan of First Revision Villages of Larchwood, Phase II, Section II, of record in Book 9700, Page 627, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard E. Harbison and wife, Mary G. Harbison by deed from Leon Sharber, Trustee with full power to mortgage, sell, encumber, restrict, and/or convey in any manner whatsoever he deems without the requirement of joinder of any trustor or beneficiary, dated May 19, 1999, recorded May 28, 1999, of record in Book 11499, Page 903, Register's Office for Davidson County, Tennessee. The said Richard E. Harbison having since died on November 13, 2015.

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 204 Fitzpatrick Place, Nashville, TN 37214.

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 13 day of November, 2017.

Mary G. Harbison

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary G. Harbison**, 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 Mt. Juliet, TN, this 13 day of November, 2017.

Notary Public

My Commission expires:

