This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203
(615) 244-0020

Return to Box 51B

Davidson County DEEDWARR
Recvd: 04/02/01 17:12 3pgs
Fees:15.00 Taxes:140.60
20010402-0031735

# WARRANTY DEED

| Address New Owner(s) | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| **Michael Radovsky**<br>**6632 Jocelyn Hollow Road**<br>**Nashville, Tennessee 37205** | **SAME** | **89-069.00** |

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, **John D. Harrington and wife, Patricia P. Harrington** (referred to collectively as the "Grantors"), have bargained and sold and do hereby transfer and convey unto **Michael Radovsky, unmarried** ("Grantee"), his heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described in **Exhibit A**, attached and incorporated by reference (the "Property"). This is unimproved property.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to said Grantee, his heirs and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for 2001 real estate taxes which are being prorated at closing; matters shown on the plan of record in Plat Book 11700, page 63, Register's Office for Davidson County, including without limitation a portion of the premises being within the bounds of a cemetery, with all rights of ingress and egress thereto and therefrom; Restrictive Covenants of record in Book 11002, page 118, said Register's Office; Waterline Easements granted to Harpeth Valley Utilities shown as of record in Book 5566, page 109, Book 5608, page 811, and Book 5942, page 501, said Register's Office; Easement of record in Book 1881, page 372, said Register's Office; Private Roadway Easement of record in Book 11001, page 983, and Book 11001, page 989, said Register's Office; Temporary Access Easement of record in Book 11002, page 1, Register's Office for said County; and Easement for Septic Field or record in Book 11002, page 5-9, said Register's Office.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantors have caused this instrument to be executed on this 26th day of March, 2001

John D. Harrington, Jr., Grantor

Patricia P. Harrington, Grantor

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**The actual consideration for this transfer is $38,000.00.**

X **AFFIANT**

**Subscribed and sworn to before me, this 26th day of March, 2001.**

**NOTARY PUBLIC**

**My Commission Expires:**

B. ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, B Anthony Saunders, a Notary Public of this County, **David D. Harrington, Jr. and wife, Patricia P. Harrington**, the within named bargainors, 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 in Davidson County, this 26th day of March, 2001.

NOTARY PUBLIC

My Commission Expires: _____

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3/26/01 8:13 AM

B. ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 4 as shown on the Final Plat for David Harrington Property, of record in Plat Book 11700, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to John D. Harrington, Jr. And wife, Patricia P. Harrington, by deed from William E. Kantz, Jr., dated June 25, 1998, recorded in Book 11002, page 118, Register's Office for Davidson County, Tennessee.