Box 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: January 29, 2005.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/07/03 08:29 2pgs
Fees:13.00 Taxes:98.05
20030407-0045234

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2717 Mallory Lane Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landman Inc.	**Regions Bank**	**Map 75-12, Parcel 23**
(NAME) **709 Netherlands Drive**	(NAME) **500 Corporate Centre Drive**	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **John A. Harwell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Landman Inc.**, 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 Parcel 23 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Book 4675, Page 140, amended in Instrument of record in Book 10479, Page 219 Register's Office for Davidson county, Tennessee.

Said Parcel 23 fronts 72 feet along the curving easterly margin of Netherlands Drive and runs back between lines 330.69 feet on the northerly line and 331.74 feet on the southerly line to a line at the rear measuring 138.49 feet.

Being the same property conveyed to John A. Harwell by deed of record in Book 9340, Page 280, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all applicable restrictive covenants of record with respect to the premises if any, and restrictive covenants applicable to Highlands of Tulip Grove, Section 3; to a 2.5 by 25 foot utility anchor easement at the northwesterly corner, a 10 foot utility and drainage easement along the southerly and easterly lines of the property; to an easement for the ebb and flow of Stoner Creek across the easterly portion of said parcel to such encumberances, liens or other matters as are of record, if any, and to any matters which an accurate stake survey and physical inspection of the premises might disclose.

unimproved ☒
This is improved ☐ property, known as **709 Netherlands Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 **1st day of April, 2003**.

John A. Harwell

John A. Harwell

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **John A. Harwell** the bargainor(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 and official seal at Antioch, Tennessee, this **1st** day of **March, 2003**.

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission expires:
1-29-05

Shari A. Thompson
Notary Public