WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Chadwick Harter** **1216 Alandee Street** **Nashville, TN**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: 52-13-0-B; 300.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

STEPHANIE LEIGH BROWN and father, RALPH F. BROWN

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

CHADWICK HARTER and APRIL HARTER

HEREINAFTER called the Grantee(s), 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. 31, on the Plan of River Glen, Phase 3, Section 3 of record in Instrument No. 20020917-0113232, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephanie Leigh Brown, unmarried and Ralph F. Brown, Jr., married, Tenants in Common with Rights of Survivorship, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20031016-0153652, Register's Office for Davidson County, Tennessee.

This is improved ☐ property known as 1216 Alandee Street, Nashville, TN 37214

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 21st day of November, 2005.

Davidson County DEEDWARR
Recvd: 11/28/05 12:30 2 pgs
Fees:13.00 Taxes:558.33
20051128-0142809

Stephanie Leigh Brown by Randall C. Hunley Attorney in Fact
STEPHANIE LEIGH BROWN
By: Randall C. Hunley, Attorney in Fact

Ralph F. Brown by Randall C. Hunley Attorney in Fact
RALPH F. BROWN
By: Randall C. Hunley, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Randall C. Hunley**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument on behalf of Stephanie Leigh Brown and Ralph F. Brown, with the full power and authority by **Power of Attorney**, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 21st day of November, 2005.

NOTARY PUBLIC

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $150,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 21st day of November, 2005.

NOTARY PUBLIC

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-08