RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/06 10:29 2 pgs
Fees:13.00 Taxes:547.60

20060301-0023429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC DICKSON COUNTY TENN. STATE OF TENNESSEE BRENDA LYLES Exp. 5/23/06

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald O. Harwood and Heather A. Harwood	SunTrust Mortgage	
(NAME)	(NAME)	
6004 Hawkdale Drive	736 Market Street	Map 172-08
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Chattanooga, TN 37402	Parcel 18.00
(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, I, **JOANNA PERRY, UNMARRIED**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **GERALD O. HARWOOD AND WIFE, HEATHER A. HARWOOD**, 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 11 on the Plan of Forest Acres Estates, Section I, of record in Book 3700, page 2, 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 Joanna Perry, a single person, by Warranty Deed dated June 28, 2002, from William R. Sanford and wife, Jean Sanford, of record in Instrument No. 20020708-0081717, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6004 Hawkdale Drive, Nashville, TN 37211

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 hand this 24th day of February, 2006.

Joanna Perry

Joanna Perry

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 Joanna Perry, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 24th day of February, 2006.

Commission expires:

Brenda S. Lane

Notary Public

