①

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25202-03-2006** **Record & Return To:** **Puryear and Newman** **1143 Columbia Avenue** **Franklin, TN 37064**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $455,000.00. Diane Radosevich Affiant Subscribed and sworn to before me this 21st day of March, 2006. Notary Public My Commission Expires:

DEBBIE RUBENSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXPIRES: 6-19-2007

WARRANTY DEED

Address New Owner: Charles David Kersh Kerry N. Harvick 187 Moultrie Place Nashville, TN 37205	**Send Tax Bills To:** owner	**Tax Information:** Map No.116.08-0G Parcel No. 187.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles H. Watkins, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles David Kersh, unmarried and Kerry N. Harvick, unmarried as joint tenants with right of survivorship,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 187 Moultrie Place, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of March, 2006.

Charles H. Watkins

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles H. Watkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2006.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 03/23/06 11:01 2 pgs
Fees:13.00 Taxes:1683.50
20060323-0033270

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 21, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Sugartree Phase 3 (Revised), as of record in Plat Book 5050, pages 67-71, and amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and in Book 5238, page 93, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charles H. Watkins and wife, Johnnie L. Watkins by Warranty Deed dated, February 12, 1981 from Jack H. Dalton and wife, Jeanette H. Dalton of record in Book 5711, page 294, Register's Office for Davidson County, Tennessee. Johnnie L. Watkins has since died.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Sugarteee of record in Book 11758, page 466, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Sugartree Homeowner's Association of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Sugartree Homeowner's Association, Inc. of record in Book 5683, page 670, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5050, pages 67-71 and amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and in Book 5238, page 93, Register's Office for Davidson County, Tennessee.
7. Approval of Plat recorded in Book 5162, page 632, Register's Office for Davidson County, Tennessee.
8. Easement for sewer of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee.