THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25128-02-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $480,000.00. Affiant Subscribed and sworn to before me this 14th day of April, 2006. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE My Commission Expires: Davidson County DEEDWARR Recvd: 04/19/06 12:05 2 pgs Fees:13.00 Taxes:1776.00 20060419-0044787

WARRANTY DEED

Address New Owner: Clifton G. Harris 2100A Sharondale Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.117.03-0 Parcel No. 104.00

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, **Bruce Hardin and wife, Shannon Hardin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clifton G. Harris, an unmarried woman** ("Grantee"), her 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 2100A Sharondale Drive, Nashville, TN 37215

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 14th day of April, 2006.

Bruce Hardin

Shannon Hardin
By Bruce Hardin, as her Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bruce Hardin** 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, this 14th day of April, 2006.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Bruce Hardin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Shannon Hardin as her Attorney-In-Fact, and as the free act and deed of the within named Shannon Hardin.

Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of April 2006.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Notary Public

My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2100A, together with the appurtenant interest in the common elements and Limited common elements of Gracie Park Townhomes, a horizontal property regime established by Declaration and by Master Deed, of record in Instrument No. 20051109-0135780, amended in Instrument No. 20051130-0143882, and re-recorded as Instrument No. 20060412-0042048, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amended Declaration and Master Deed.

Being part of the same property conveyed to Bruce Hardin et ux Shannon Hardin by deed dated August 31, 2004 from Steve DeWitt Diffee and Patti Lynn Diffee Morris, Devisees Under The Last Will and Testament of Grayce C. Diffee, deceased, appearing as Instrument No. 20040902-0106470, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Gracie Park Townhomes, of record in Instrument No. 20051109-0135780, amended in Instrument No. 20051130-0143882, and re-recorded as Instrument No. 20060412-0042048, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3982, page 238, Register's Office for Davidson County, Tennessee.
5. Easement for right of way granted to State of Tennessee of record in Book 4780, page 746, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 1424, page 115, Register's Office for Davidson County, Tennessee.
7. Restrictive Covenant for Detached Structure recorded in Instrument No. 20050829-0103103, Register's Office for Davidson County, Tennessee.