THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Davidson County DEEDWARR
Recvd: 04/26/06 10:47 3 pgs
Fees:18.00 Taxes:3293.00

20060426-0047653

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $890,000.00.

John C Hayes III
AFFIANT

Subscribed and sworn to before me this 11 day of April, 2006.

Don R. Cobb
Notary Public
My Commission Expires:
7/21/07

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner(s) As Follows:
Jeffrey Harrow, et ux
3305 Hobbs Road, Unit A
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Numbers

Map 131-1
Parcel 1.00

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John C. Hayes, III** (herein referred to as "Grantor"), has bargained and sold, and by these presents do hereby transfer and convey unto **Jeffrey Harrow and wife, Emily A. Harrow, as tenants by entirety** (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of The Hobbs Road Condominiums as shown on the exhibit to the Master Deed of record in Instrument No. 20040309-0027211, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof together with an undivided interest in the common elements as described therein.

Being part of the same property conveyed to John C. Hayes, III, married by Deed from Andy F. Hardy and wife, Mary Kathryn Hardy of record in Book 11187, page 770, Register's Office for Davidson County, Tennessee.

This is improved property known as 3305 Hobbs Road, Unit A, Nashville, Tennessee 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2006, a lien, but not yet due and payable which have been prorated the payment of which is assumed by the Grantees;

2. Master Deed and By-Laws of record in Instrument No. 20040309-0027211, Register's Office for Davidson County, Tennessee; and

3. Subject to all matters as shown on plat of record in Plat Book 2133, Pages 12 and 13, in Instrument No. 20050817-0097829 and on the exhibit to the Master Deed of record in Instrument No. 20040309-0027211, Register's Office for Davidson County, Tennessee.

This property is investment property and has never been used as the principal residence of the Grantor or Spouse.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land; has a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

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 11th day of April, 2006.

John C. Hayes, III

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 bargainor, **John C. Hayes, III** 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of April, 2006.

Dave A. Childress
Notary Public

DAVID A. CHILDRESS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires: 7/21/07