Davidson County DEEDWARR
Recvd: 08/16/06 11:40 2 pgs
Fees:13.00 Taxes:869.50

20060816-0100930

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Todd A. Harman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2006.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Todd A. Harman | Countrywide Home Loans, Inc. | 092-01-0 |
| 1018 33rd Avenue, North | 801 Crescent Centre Drive #510 | GROUP |
| Nashville, Tennessee 37209 | Franklin, TN 37067 | PARCEL 104.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* Two Hundred Thirty Five Thousand Dollars and Zero Cents ( $235,000.00 ), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ace Housing, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Todd A. Harman and wife, Jodi Harman, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 11 and the northerly part of Lot 12, Block 32, on the Plan of Unrecorded Plan of Midway.

SAID Lot No. 11 and part of Lot 12 front together 73.0 feet on the easterly side of 33rd Avenue, North, and extend back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Ace Housing, LLC, a Tennessee limited liability company, by Quitclaim Deed dated March 22, 2005, from Ace Rentals, LLC, a Tennessee limited liability company, of record as Instrument No. 20050323-0031560 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1018 33rd Avenue, North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 10th day of August, 2006.

Ace Housing, LLC

By: Jane Allen McKinney
Jane-Allen McKinney, Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Mitchell A. Watts, a Notary Public of the State and County aforesaid, personally appeared Jane-Allen McKinney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole Member of Ace Housing, LLC, the within named bargainor, a limited liability company, and that she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as the Member.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of August, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY