WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/07 15:57 2 pgs
Fees:13.00 Taxes:3178.30
20070621-0074468

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $859,000.00.

Affiant

Subscribed and sworn to me on 6/13/07, 2007.

NOTARY PUBLIC

Comm Exp: 5/22/10

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22551SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Stephen G. Tomaso Moira D. Tomaso 3901 Valley Road Nashville, TN 37205	Same	103-12-259

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Harmony Designs, LLC, a Tennessee Limited Liability Company hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Stephen G. Tomaso, and wife Moira D. Tomaso, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "E" on the Map of Cherokee Park of record in Plat Book 547, pages 169 and 170, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Harmony Designs, LLC, by Deed from Vann H. Hughes, unmarried, of record as Instrument No. 20041215-0148983 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on Map of record in Plat Book 547, pages 169 and 170, in the Register's Office for Davidson County, Tennessee.
4. Subject to Neighborhood Conservation Zoning Overlay of record as Bill No. BL 2003-1369, Metro Clerk's Office for Davidson County, Tennessee, and any restrictions imposed by the Metropolitan History Zoning Commission, not of record, pursuant to said Conservation Zoning Overlay.

This property is also known as improved property located at 3901 Valley Road, Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on June 1, 2007.

Harmony Designs, LLC
A Tennessee Limited Liability Company

By: Milah P. Lynn, Chief Manager

Its: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Milah Lynn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Manager (or other officer authorized to execute the instrument) of Harmony Designs, LLC, the within named bargainor, a limited liability company, and that she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Chief Manager.

Witness my hand and official seal on June 1, 2007.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE