Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of October, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Malcolm C. Harrell and Susan C. Harrell
5
Lot #2, Harbor Cove Dr.
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
NEW OWNER

594 Lake Haven Drive
Mt. Juliet, TN 37122

MAP-PARCEL NUMBERS:

54-14-0A-002.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bobby Price and wife, Cindy Price hereinafter referred to as Grantors, hereby transfers and conveys to Malcolm C. Harrell (a/k/a Clay Harrell) and Susan C. Harrell, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of Brandywine Harbor of record in Book 11700, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more detailed description of said lot,

Being the Same property conveyed to Bobby Price and wife, Cindy Price, by Warranty Deed from Brandywine Harbor Properties, LLC of record in Instrument No. 20050809-0094439, dated 8/4/2005, and recorded Chain of Title in Book 11705, Page 691, dated 9/9/2005 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Davidson County DEEDWARR
Recvd: 10/05/07 13:50 2 pgs
Fees:13.00 Taxes:1665.00
20071005-0119217

270701581

Subject to all matters as set forth per Plat Book 11700, Page 38, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 11704, Page 356, Book 11704, Page 357, Instrument No. 20061019-0129781, and Instrument No. 20070119-0007855, Register's Office of said County.

HOA Charter of record in Instrument No. 20000118-0005534, Register's Office for Davidson County, Tennessee.

By-Laws as shown of record in Deed Book 11704, Page 372, Register's Office for said County

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is unimproved property known as Lot #2, Harbor Cove Dr., Old Hickory, TN 37138.

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 I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, 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 my hand this 2nd day of October, 2007.

Bobby Price

Cindy Price

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bobby Price and Cindy Price, 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 and official seal this 2nd day of October, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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