FILE NO. SP45658
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Davidson County DEEDWARR
Recvd: 03/17/08 13:27 2 pg:
Fees:13.00 Taxes:1110.00
20080317-0026672



State of Tennessee
County of Davidson
The actual consideration or value whichever is Greater, for this transfer is $ 300,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2008

Notary Public

My Commission Expires: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Brett S. Shapiro	Wells Fargo Bank, NA	142-16-0-53.00
125 Amherst Way	3480 Stateview Blvd	
Nashville, TN 37221	Fort Mill , SC 29715-7203	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Richard J. Harris and wife Nina T. Harris** said Grantor does hereby bargain, sell, transfer and convey unto hereinafter **Brett S. Shapiro and wife Lauren L. Shapiro and Mark T. Shapiro, married** called the 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. 53, on the Plan of Arlington Green, Phase 1, as shown on plat of record in Plat Book 6900, page 399 as amended in Book 7517, page 281, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Richard J. Harris and Nina T. Harris, husband and wife, by Deed of record in Book 11017, Page 817 recorded 7/13/1998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 125 Amherst Way, Nashville, TN 37221

(X) Improved ( ) Unimproved

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless herein set out; and we do further covenant and bind ourselves, our 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 11th day of March, 2008.

Richard J. Harris

Nina T. Harris

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of March, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard J. Harris and wife Nina T. Harris to me know to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of March, 2008.

Notary Public

My Commission Expires: 11-29-2011

