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Davidson County DEEDWARR
Recvd: 04/01/08 12:23 2 pgs
Fees:13.00 Taxes:906.50
20080401-0032511

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, Tennessee 37203
(615) 522-0140

File No.: **08-2235**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Harmony Home Builders, LLC, a Tennessee Limited Liability Company, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **James O Davidson II,*an unmarried individual, ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee,** to wit:
***a/k/a James Oliver Davidson,**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 11 AS SHOWN ON THE FINAL PLAT OF LIBERTY PLACE SUBDIVISION, OF RECORD AS INSTRUMENT NO. 20060606-0066841, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY THAT CERTAIN SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD AS INSTRUMENT NO. 20060614-0070620 IN SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO UMBRELLA INVESTMENT CORPORATION BY DEED FROM JOEL W. HEMPHILL AND LABREESKA R. HEMPHILL, RECORDED JUNE 20, 2002 OF RECORD IN INSTRUMENT NO. 20020620-00774393, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AND BEING PART OF THE SAME PROPERTY CONVEYED TO UMBRELLA INVESTMENT CORPORATION, BY DEED FROM JOEL W. HEMPHILL AND WIFE, LABREESKA R. HEMPHILL, RECORDED OCTOBER 18TH 2004, OF RECORD IN INSTRUMENT NO. 20041018-0125217, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEEE.

FURTHER BEING PART OF THE SAME PROPERTY CONVEYED TO CAPITOL HOMES, INC., A TENNESSEE CORPORATION, DATED APRIL 30TH 2007, RECORDED MAY 30TH, 2007, OF RECORD IN INSTRUMENT NO. 20070530-0064059, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AND FURTHER BEING THE SAME PROPERTY CONVEYED TO HARMONY HOME BUILDERS, LLC BY WARRANTY DEED FROM CAPITOL HOMES, INC. DATED NOVEMBER 28, 2007 AS OF RECORD IN INSTRUMENT NUMBER 20071218-0145327 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **Map 041, Group 06-0-A, Parcel 011.00 CO**
☒ Improved OR
☐ Unimproved property located at: **1537 Constitution Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on the **28th** day of **March, 2008.**

Harmony Home Builders, LLC

James Edward Carden III
By: **James Edward Carden, III,** It's **Member**

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James Edward Carden, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Member** of **Harmony Home Builders, LLC,** the within named bargainor, a Limited Liability Company, and that he/she as such **Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by him/herself as **Member**.

Witness my hand and Notarial Seal this the **28th** day of **March, 2008.**

Tara R. Kelley
Notary Public

My Commission Expires:
3/7/2011

TARA R. KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$245,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the **28th** day of **March, 2008.**

Tara R. Kelley
Notary Public

My Commission Expires: 3/7/2011

TARA R. KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **James O. Davidson II**

and Address: **1537 Constitution Avenue, Nashville, TN 37207**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Bank of America
9000 Southside Blvd.
Jacksonville, FL 32256