(3)

Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 04/18/08 12:37 2 pgs
Fees:13.00 Taxes:6253.00
20080418-0039526

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,690,000.00

Patricia A Green
Affiant

Subscribed and sworn to before me, this 17th day of April, 2008.

A. Scott Hubbard
Notary Public

Expiration of commission.

(Notary Stamp)

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Debra Viol and Louis M. Viol, Eddie D. Hamilton and John Weckesser	**New Owner**	**Map 156-9A**
5203 Maryland Way		**Parcel 7**
Brentwood, Tennessee 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Barry Harrison, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John N. Weckesser, Louis M. Viol and wife, Debra C. Viol, and Eddie D. Hamilton

HEREINAFTER 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 Outparcel No. 7 as shown on the Plan of Final Plat Harpeth Village P.U.D., of record in Instrument No. 20060505-0052434, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Barry Harrison, by Warranty Deed, from Kimco Barclay Harpeth, L.P., a Tennessee limited partnership, Dated April 17, 2008, of record in Instrument No. 20080418 0039511, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of Final Plat Harpeth Village P.U.D. of record in Instrument No. 20060505-0052434, Register's Office for Davidson County, Tennessee.
All matters shown on the PUD Boundary Plat of Harpeth Village, of record in Instrument No. 20051227-0153838, Register's Office for Davidson County, Tennessee.
Covenants, Conditions and Restrictions, of record in Instrument No. 20070507-0054445, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20051219-0151714, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities and Abandonment of Existing Easement of record in Instrument No. 20000510-0047300, Register's Office for Davidson County, Tennessee.
Quitclaim Deed to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee for easements of record in Book 4760, page 840, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee for easements of record in Book 4760, page 842, Register's Office for Davidson County, Tennessee.
Covenants, Conditions and Restrictions, of record in Instrument No. 20080418 0039512, Register's Office for Davidson County, Tennessee.
Sign Easement Agreement of record in Instrument No. 20080418 0039513, Register's Office for Davidson County, Tennessee.

Electrical Permit of record in Book 7511, page 561 and re-recorded in Book 7512, page 319 and further re-recorded in Book 7611, page 418, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 17th day of April, 2008.

Barry Harrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Barry Harrison, the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2008.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

File #: **07916-SH**
RECORD & RETURN TO:

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