File No. 270801601

Davidson County DEEDWARR
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Fees:13.00 Taxes:1239.50
20080521-0052088

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/10/08

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Moreno	Carlos Moreno	Map 148
(NAME) 935 Richards Road	(NAME) 935 Richards Road	Parcel 156
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, , Harwell Family Limited Partnership, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Carlos Moreno, hereinafter called the Grantee, His 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 Tract No. 1 on the plan of Antioch Center (not of record), also being a part of Lot 6 Cummings Park as revised in Book 4460, page 8, Register's Office for Said County and more particularly described as follows:

Beginning at a point on the easterly margin of Antioch Pike (as widened) said point being the southwesterly end of a survey base line, which bears north 43 deg 00 min, more or less, a distance of 161.63 feet and also being south 31 deg 58 min. 36 seconds east, a distance of 101.64 feet from the centerline of Mill Creek; thence with the easterly margin of Antioch Pike (as widened) north 31 deg 58 min 36 seconds west, a distance of 101.64 feet to the centerline of Mill Creek; thence with the centerline of Mill Creek, north 44 deg 58 min 52 sec east, a distance of 108.42 feet ; thence south 62 deg 55 min east, a distance of 178.2 feet; thence south 00 deg 58 min east, a distance of 107.16 feet; thence south 18 deg 00 min 24 seconds west, a distance of 105 feet to the northerly margin of Richards Road (as widened). Said point being in a curve, return to Antioch Pike; thence northwesterly with said curve (radius 250 feet) to the right 174.6 feet to the end of said curve and being on the easterly margin of Antioch Pike (as widened) ; thence with the margin of Antioch Pike, north 31 deg 58 min 36 seconds west a distance of 23.41 feet to the point of beginning and containing 0.933 acres more or less.

Being the same property conveyed to Harwell Family Limited Partnership by deed from Aubrey B. Harwell, M.D., of record in Book 9902, page 784 Register's Office for Davidson County, Tennessee.

This conveyance is further 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, (5) The plan of record in Book 4460, page 8 Register's Office for Davison County, Tennessee (6) Taxes for the year(s) 2008 and thereafter, a lien not yet due and payable and (7) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2000 Antioch Pike, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 otherwise 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 GRANTEE(S), His 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 this 7th day of May, 2008.

Harwell Family Ltd. Ptshp.

By: Aubrey Harwell, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUBREY HARWELL, with whom I am personally acquainted and who proved himself to be the General Partner of Harwell Family Limited Partnership, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 7th day of May, 2008.

Commission expires: 5/22/10

Janice Jenny Lewis
Notary Public

File Number: 270801601

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

JANICE JENNY LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010