WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Sonya M Brand
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2008.

Cari Allen
Notary Public

MY COMMISSION EXPIRES: January 23, 2010.
(AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 23, 2010

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harmony Home Builders, LLC	Harmony Home Builders, LLC	01500027600
(NAME) 4990 Timber Trail Dr.	4990 Timber Trail Dr.	
Mt. Juliet, TN 37122	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20080909

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Mark Miracle**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Harmony Home Builders, LLC**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved X

This is ~~improved~~ ☒ property, known as 2700 Morgan Road, Joelton, TN 37080

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 20th day of May, 2008.

Mark Miracle

Davidson County DEEDWARR
Recvd: 05/22/08 12:29 2 pgs
Fees:13.00 Taxes:203.50
20080522-0052625

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Mark Miracle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Mark Miracle executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2008.

Commission expires: January 23, 2010

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 23, 2010

Cari Allen
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1, Plat of Duke Property, No. 8, of record in Instrument No. 20010108-0001976, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING all of the same property conveyed to Mark Miracle by Warranty Deed from Clifford Haskins and wife, Janice Haskins dated April 11, 2007of record in Instrument No. 20070413-0044434, Register's Office for Davidson County, Tennessee.