Davidson County DEEDWARR
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Fees:13.00 Taxes:1439.30

20081121-0114593

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Avenue South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 08-1829

Property Address: 1713 Warfield Drive, Nashville, TN 37215

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Roger Hebert and wife, Kelli Hebert**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Michael J. Harris, an unmarried man,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Neil Hunt Subdivision, as of record in Book 974, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 75.15 feet on the southerly margin of Warfield Avenue and extends back 225 feet between parallel lines to a dead line in the rear.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Plat Book 974 Page 19, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from Jason B. Needham, unmarried, dated December 10, 1999, and recorded December 17, 1999, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 19991217-0304277.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $389,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

R.H

WITNESS Grantors' hands this 14th day of November, 2008.

X _____ {Seal}
Roger Hebert

X _____ {Seal}
Kelli Hebert

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 14th day of November, 2008, before me the undersigned officer, personally appeared Roger Hebert and Kelli Hebert, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

_____
Notary Public

My Commission expires: 1-23-2011

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Grantee's Name, Address, Phone:
Michael J. Harris
1713 Warfield Drive
Nashville, TN 37215
Map and Parcel No: 131-03-0-177.00

SEND TAX STATEMENTS TO: Michael J. Harris
1713 Warfield Dr.
Nashville, TN 37215

State of:
County of:

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $389,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Amanda Minor

Subscribed and sworn to before me this 14 day of November, 2008.

_____
Notary Public
My Commission expires: June 19, 2012

AMY LAUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY