Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Terry R. Denny	New Owner	Map 015, Parcel 276.00
2700 Morgan Road		
Joelton, TN, 37080		

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$279,900.00**

Affiant

Subscribed and sworn to before me, this the 16th day of January, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Davidson County DEEDWARR
Recvd: 01/16/09 15:46 2 pgs
Fees:13.00 Taxes:1035.63
20090116-0004391

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Harmony Home Builders, LLC, a Tennessee Limited Liability Company, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Terry R. Denny and Susan Y. Denny, Husband and Wife, and Russell O. Denny, a married man, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 1 on the Plan of DUKE PROPERTY - NO. 3, of record in Instrument No. 20010108-0001976, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harmony Home Builders, LLC, by Warranty Deed from Mark Miracle, of record in Instrument No. 20080522-0052625, and corrected by Scrivener's Affidavit of record in Instrument No. 20080612-0060669, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **2700 Morgan Road, Joelton, TN 37080**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **16th** day of **January, 2009**.

Harmony Home Builders, LLC

By: **James E. 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 E. Carden, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **Harmony Home Builders, LLC,** the within named bargainor, a limited liability company, and that he 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 himself as **Member**.

Witness my hand and Official Seal this the **16th** day of **January, 2009**.

Notary Public

My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009