Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Chrystina M. Howard
1707 5th Avenue North
Nashville, Tennessee 37208

BILL GARRETT, Davidson County
Trans:T20090044641 DEEDWARR
Recvd: 07/02/09 14:22 2 pgs
Fees:13.00 Taxes:1400.45
20090702-0061969

SEND TAX BILL TO:
Owner

MORTGAGEE:
Access National Mortgage
2000 Glen Echo Road, Suite 211
Nashville, TN 37215

MAP 81-8
GROUP
PARCEL 455

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Timothy Harvey, Jr. and wife, Doretha Hennings Harvey,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Chrystina M. Howard**, hereinafter called the GRANTEE, her 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 Lot No. 168 on the Plan of North Nashville Real Estate Company's Subdivision, of record in Plat Book 21, page 105, Register's Office, Davidson County, Tennessee.

Said Lot No. 168 fronts 50 feet on the westerly side of Fifth Avenue North and runs back between lines 186.5 feet on the southerly line and 187.08 feet on the northerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Thomas E. Orr by deed from Lawrence David Orr recorded October 4, 2006 of record in Instrument No. 20061004-0122995, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy Harvey, Jr. and wife, Doretha Hennings Harvey by deed from Thomas E. Orr dated December 3, 2007 of record in Instrument no. 20071206-0141312, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **1707 5th Avenue North, Nashville, Tennessee 37208.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **30th** day of **June, 2009.**

Timothy Harvey, Jr.

Doretha Hennings Harvey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Timothy Harvey, Jr. and wife, Doretha Hennings Harvey**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of June, 2009.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $378,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day
of June, 2009.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013