Prepared by:
Real Estate Title Services
4741 Trousdale Dr., Ste. 4
Nashville, TN 37220

SEND TAX BILLS TO:
~~Wayne Harper~~
New Owner

ADDRESS OF NEW OWNERS
Wayne Harper
3811 Moss Rose Dr
~~Nashville, TN~~ 37216

MAP AND PARCEL
073/06/0/005.00

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of July 2009, by and between, **JAMES ROBERT, A/K/A JAMES ROBERTS** as Party of the First Part **and WAYNE HARPER, a single person** as Party of the Second Part.

WITNESSETH: that for the 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 the said party of the First Part **JAMES ROBERT, A/K/A JAMES ROBERTS** has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the Second Part **WAYNE HARPER, a single person** the following described real estate, situated and being in the County of Davidson in the State of Tennessee, and described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 1 on the Plan of Resubdivision of Lot No. 5 of Riverwood Terrace, Second Addition,** as of record in Plat Book 3842, page 230, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SUBJECT TO: Easements, building setback lines and certain restrictions as may be shown on plat of Resubdivision of Lot No. 5 of Riverwood Terrace, Second Addition recorded in Plat Book 3842, Page 230, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Restrictive covenants of record in Book 2145, page 193, Revised in Book 3842, page 230, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Easement granted to Metropolitan Nashville Government for sewer of record in Book 4043, page 807, Register's Office for Davidson County, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record in the Register's Office for Davidson County, Tennessee that would violate Title 42 USC 3604.

Being the same property conveyed to ***JAMES ROBERT*** by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, by Germaine M. Duncan, Vice President, dated June 11, 2009, recorded June 18, 2009 at Instrument Number 20090618-0056794, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3811/3813 Moss Rose Drive, Nashville, Tennessee, 37216.

The street address of the herein described property is believed to be 3811/3813 Moss Rose Drive, Nashville, Tennessee, 37216 and is shown on all tax records as same, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

BILL GARRETT, Davidson County
Trans:T20090049398 DEEDWARR
Recvd: 07/22/09 10:28 2 pgs
Fees:13.00 Taxes:592.00
20090722-0068681

WE COVENANT with the said Grantees that we are lawfully seized and possessed of said real estate, that we have good title thereto and a perfect right to convey the same, and that the same is free and unencumbered.

WE FURTHER COVENANT and bind ourselves, our successors, assigns and representatives, to forever warrant and defend the title to the said real estate unto said Grantees, their heirs and assigns, against the lawful claims of all persons whomever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

And the said party of the First Part does hereby covenant with the party of the Second Part that they he lawfully seized in fee of the aforedescribed real estate, that he has/have a good right to sell and convey the same, that the same is unencumbered, except for the 2009 County property taxes which are prorated this date, and other matters shown, but excluding any covenants, conditions, or restrictions that would violate Title 42 USC 3604, in the Register's Office for Davidson County, Tennessee.

WITNESS the signature of the said party of the First Part this day and year first above written.

James Robert A/K/A JAMES ROBERTS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified personally appeared **James Robert also known as James Roberts** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 17th day of July, 2009

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: May 06, 2013 (Notary Public)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of the Affiant knowledge, information and belief the actual consideration for the transfer or value of the property transferred, whichever is greater is **$160,000.00** which amount is equal to or greater than the amount, which the property transferred, would command at a fair voluntary sale.

(AFFIANT)

Subscribed and sworn to before me this the 17th day of February, 2009

(Notary Public)

7-24-10

State of Tennessee
County of Davidson

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

NOTARY PUBLIC AT LARGE
RUDY COUNTY TENN.

PROPERTY ADDRESS: 3811 / 3813 Moss Rose Drive, Nashville, TN 37216
PROPERTY OWNER (S) Wayne Harper
Mail Tax Notices to: N/A
Map and Parcel: 073 / 06 0 / 005.00

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212