BILL GARRETT, Davidson County
Trans:T20100023765 DEEDWARR
Recvd: 04/21/10 14:34 3 pgs
Fees:18.00 Taxes:1221.00
20100421-0030219

THIS INSTRUMENT PREPARED BY: **ALLEN D. LENTZ** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick St., Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $330,000.00. Affiant Subscribed and sworn to before me this 19th day of April, 2010. Notary Public My Commission Expires: 5-2-2011

AMBER E. KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Joseph Alexander Harwell and wife, Susan Harwell 5010 Dakota Avenue Nashville, TN 37209	Same	091-15/240.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM B. HARWELL and wife, LYNNE M. HARWELL,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOSEPH ALEXANDER HARWELL and wife, SUSAN HARWELL,** hereinafter called the Grantees, their heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Block No. 17 of the Realty Savings Bank & Trust Company's Revised Plat of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the Northeast corner of 51st Avenue North and Dakota Avenue; thence Eastwardly 60 feet along the margin of Dakota Avenue; thence between parallel lines 150 feet to an alley, one of the parallel lines being the margin of 51st Avenue North.

Being the same property conveyed to William B. Harwell and wife, Lynne M. Harwell, of record in Instrument No. 20090227-0017200, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is the same description as in the prior deed of record.

This is improved property, known as 5010 Dakota Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever; and we covenant with the Grantees that we are lawfully seized and possessed of the land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 15 day of April, 2010.

William B. Harwell

Lynne M. Harwell

FRIEDA A. HUFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William B. Harwell,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of APRIL, 2010.

Frieda A. Huffman
Notary Public

My Commission Expires: 11/22/2010

FRIEDA A. HUFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lynne M. Harwell,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of APRIL, 2010.

Frieda A. Huffman
Notary Public

My Commission Expires: 11/22/2010

FRIEDA A. HUFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON