BOX #14A

# WARRANTY DEED

State of Tennessee )
County of Davidson )

G#22482-2

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00.**

Affiant

BILL GARRETT, Davidson County
Trans:T20100028044 DEEDWARR
Recvd: 05/10/10 15:54 2 pgs
Fees:13.00 Taxes:1073.00
20100510-0035880

Subscribed and sworn to before me, this the 6th day of May, 2010.

Notary Public

My Commission expires: 2/24/13

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Lisa M. Fitts and Stacy L. Langley** | **Wells Fargo Home Mortgage** | **Map 143-02-0-A Parcel 030.00co** |
| **516 Harpeth Trace Drive** | **P. O. Box 11701** | |
| **Nashville, TN 37221** | **Newark, NJ 07101-4701** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Adolph Carl Becker and wife, Pearl Sawrie Becker**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Lisa M. Fitts, a single person, and Stacy L. Langley, a single person, as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 30 on the Plan of Harpeth Trace Estates, Phase Three, a Planned Unit Development, as of record in Book 5200, Pages 751-753, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Adolph Carl Becker and wife, Pearl Sawrie Becker, by Warranty Deed dated August 3rd, 2006, from Lisa Murr Chapman, a single person, of record in Instrument No. 20060804-0095892, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Harpeth Trace Services Association, of record in Book 5120, Page 918, amended in Book 5178, Page 138, and in Book 5182, Page 769, and Instrument of Correction of record in Book 5182, Page 767, said Register's Office; Declaration of Covenants, Conditions and Restrictions of Harpeth Trace Estates, of record in Book 5380, Page 357, supplemented in Book 6274, Page 148, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.**

**THIS instrument is being executed on behalf of Adolph Carl Becker and wife, Pearl Sawrie Becker, pursuant to a Power of Attorney executed by each on the 22nd day of April, 2010, of record in Instrument No. 20100510-0035879, Register's Office for Davidson County, Tennessee.**

This is improved (__X__) unimproved (____) property, known as: **516 Harpeth Trace Drive, Nashville, TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this **6th** day of **May, 2010.**

Adolph Carl Becker

**Adolph Carl Becker**

By: Jennifer L. Johnson, Atty. in Fact

**Jennifer L. Johnson, Attorney-In-Fact**

Pearl Sawrie Becker

**Pearl Sawrie Becker**

By: Jennifer L. Johnson, Atty in Fact

**Jennifer L. Johnson, Attorney-In-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Jennifer L. Johnson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Adolph Carl Becker and wife, Pearl Sawrie Becker,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Adolph Carl Becker and wife, Pearl Sawrie Becker,** for the purpose therein contained, by signing the name of **Adolph Carl Becker and wife, Pearl Sawrie Becker,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **May, 2010.**

Katherine Goodson

**Notary Public**

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. KATHERINE GOODSON

**My Commission Expires:** May 2, 2011