Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kenneth N. Radford 2613 Bowwater Lane Antioch, TN 37013	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	173-09-0-B-152.00CO

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 **$256,000.00**

Kenneth Radford
Affiant

Subscribed and sworn to before me, this the 5th day of October, 2010.

Mary Frances Rudy
Notary Public

My Commission Expires: 5-20-14
(Affix Seal)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL 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 this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Kenneth N. Radford,** MARRIED **("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 257 on the Plan of BARNES COVE, PHASE 3, SECTION 2, as shown on plat of record in Instrument No. 20060228-0023165, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being all the same property conveyed to Harmony Home Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Greystone Properties, LLC, a Tennessee Limited Liability Company, dated January 21, 2010, of record in Instrument No. 20100125-0006209, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2613 Bowwater Lane, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **5th** day of **October, 2010.**

Harmony Home Builders, LLC

James E. Carden III
By: **James E. Carden, III**
It's: **Member**

BILL GARRETT, Davidson County
Trans:T20100065225 DEEDWARRSP
Recvd: 10/14/10 14:50 3 pgs
Fees:18.00 Taxes:947.20

20101014-0082484

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **James E. Carden, III** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Member** of **Harmony Home Builders, LLC,** the within named bargainor, a limited liability company, and that such **James E. Carden, III,** executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Member.**

Witness my hand and Seal at office on the **5th** day of **October, 2010.**

Notary Public

My Commission Expires: 7-20-2011

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, 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 prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters shown on the plat of BARNES COVE, PHASE 3, SECTION 2, as recorded in Instrument No. 20060228-0023165, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20021217-0155806 and Instrument No. 20040429-0048624, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer Easements of record in Instrument No. 20040413-0041473 and Instrument No. 20020201-0014182, Register's Office for Davidson County, Tennessee.

6. Public Right of Way Easement of record in Book 5215, page 482, Register's Office for Davidson County, Tennessee.

7. Easement for Ingress and Egress of record in Book 5385, page 986, Register's Office for Davidson County, Tennessee.

8. Charter for the Barnes Cove Homeowners Association of record in 20021217-0155805, Register's Office for Davidson County, Tennessee.

9. Storm Water Detention Agreement of record in Instrument No. 20040907-0107464 and Instrument No. 20030529-0072603, Register's Office for Davidson County, Tennessee.

10. By-Laws of record in Instrument No. 20021217-0155806, Register's Office for Davidson County, Tennessee.