Davidson County DEEDWARR
Recvd: 11/22/10 09:14 3 pgs
Fees:18.00 Taxes:777.00
20101122-0092980

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jonathan McDevitt
Emily McDevitt
4309 Utah Ave
Nashville, TN 37209

SEND TAX BILL:

New Owner

MORTGAGEE:

N/A

MAP AND PARCEL:

103-04-182.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dan Thomas Harper**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jonathan McDevitt and wife, Emily McDevitt**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 4, Block 14 on the Plan of Sylvan Park Plan of Lots of record in Plat Book 332, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Dan Thomas Harper by deed from Carolyn A. Killebrew, Personal Representative of the Estate of Herschel L. Cooper, deceased of record in Instrument Number 20101027-0085973, Register's Office for Davidson County, Tennessee, dated October 27, 2010.
>
> This is not now nor has it ever been the primary residence of the Grantor herein.
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.
>
> This is improved property known as 4311 Utah Ave, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 19th day of November, 2010.

Dan Thomas Harper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Dan Thomas Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 19th day of November, 2010.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me
this 19th day of November, 2010.

NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

