(1)

BILL GARRETT, Davidson County
Trans:T20100075976 DEEDWARR
Recvd: 12/02/10 11:59 2 pgs
Fees:13.00 Taxes:555.00
20101202-0095960

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2010.

Notary Public

My commission expires: 2-19-13

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chad Harvey	**New Owner**	**Map\Parcel: 087-02-0-022.00**
PO Box 327		
Nashville, GA 31639		

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

Bryan Gregory Anderson and wife, Samanthia Y. Anderson

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

Chad Harvey

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. 28 on the Plan of New Hope Meadows, Phase 1, First Revision, of record in Plat Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bryan Gregory Anderson and wife, Samanthia Y. Anderson by Warranty Deed from Stephen R. Hardison and wife, Daphne M. Hardison, dated May 27, 2005, of record in Instrument No. 20050603-0063259, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 653 and corrected in Book 7664, Page 465, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7557, Page 377 and amended in Book 7567, Page 103, Book 7934, Page 796, Book 7688, Page 804, Book 7688, Page 808 and Instrument No. 20030106-0001976, Register's Office for DAVIDSON County, Tennessee.
Memorandum of Settlement of record in Book 9920, Page 219, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7079, Page 196 and Book 7083, Page 435, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 7525, Page 935, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement recorded in Wilson County of record in Book 402, Page 287 and Book 402, Page 418, Register's Office for WILSON County, Tennessee.
By-Laws of record in Book 7557, Page 356 and amended in Book 7567, Page 106 and Instrument No. 20030106-0001977, Register's Office for DAVIDSON County, Tennessee.

Memorandum of Option Contract for Sale and Purchase of record in Instrument No. 20100602-0042430, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1417 Whitetail Court, Hermitage, TN 37076.

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 in 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 30th day of November, 2010.

Bryan Gregory Anderson

Samanthia Y. Anderson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Bryan Gregory Anderson and wife, Samanthia Y. Anderson , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2010.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **100417CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027