Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0116T

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,080.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of May, 2011.

Notary Public
Commission Expiration: 4/20/15

ADDRESS OF NEW OWNER:
Harwell Properties, LLC
5337 Weber Road
Hermitage, TN 37076

SEND TAX BILLS TO:
Harwell Properties, LLC
5337 Weber Rd
Hermitage, TN 37076

MAP-PARCEL:
096-010-A-02900CO

WARRANTY DEED

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 ACKNOWLEDGED, I,

Almon S. Peppers

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harwell Properties, LLC a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ITS 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 all of Lot No. 29 on the Plan of Section Two Riverpoint, as shown on plan of record in Plat Book 5200, page 749, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Almon S. Peppers by Warranty Deed dated July 17, 1992 from Meritbane Development Corporation, and filed for record in Book 8694, page 446, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Real Property Taxes for the year 2011 and every year thereafter; Subject to any and all matters on plan of record filed in Plat Book 5200, Page 749; Restrictions of record in Book 6044, Page 545, Book 6283, Page 630, Book 6571, Page 574, and Book 8675, Page 599; Subject to HOA Charter in Book 6252, Page 130; Subject to Dedication of Common Area in Book 6283, Page 650; Easement of record in Book 4806, Page 513, Book 5580, Page 124; Subject to Agreement in Book 6283, Page 653; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **107 Benson Road Nashville, TN 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and or its assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and or its assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20110032821 DEEDWARR
Recvd: 06/02/11 11:20 2 pgs
Fees:13.00 Taxes:288.90
20110602-0042159

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 hand this 27th day of May, 2011.

Almon S. Peppers

STATE OF TENNESSEE
COUNTY OF Lawrence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Almon S. Peppers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lawrenceburg, **Tennessee this** 27th **day of May 2011.**

Leah C. Holman
Notary Public
Commission Expiration: 6-4-12

LEAH C. HOLMAN
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 20____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 20____.

_____
Notary Public

Commission Expiration: