Prepared by:
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Davidson County DEEDWARR
Recvd: 06/03/11 15:15 4 pgs
Fees:23.00 Taxes:1332.00
20110603-0042879

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Sara M. Obermeyer
Affiant

Subscribed and sworn to before me, this 3rd day of June 2010.

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee
Notary Public
Williamson County

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sara M. Obermeyer	Pinnacle National Bank	115090061 00
6724 Duquaine Ct.	150 3rd Ave South	
Nashville, TN 37205	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Stephen H. Harrison and wife Mary M. Harrison hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Sara M. Obermeyer a married person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 167 on the Plan of West Meade Estates, Section Eight, as of record in Plat Book 3700, page 31, the plat was voided as to Lot 167 and the New Plat Book 9700, Page 679 is a subdivision called Wilding, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen H. Harrison and wife, Mary M. Harrison by Quitclaim Deed from Evelyn B. Miller, a widow, retaining a life estate of record in Deed Book 9298, page 339, executed on April 1, 1994, Register's Office for Davidson County, Tennessee. Further noted the Quitclaim Deed terminated the Life Estate retained by Evelyn B. Miller of record in Instrument No. 20001110-0111817, by virtue of the Quitclaim Deed one hundred percent fee title to said land is vested in Stephen H. Harrison and wife Mary M. Harrison.

Property lying in Davidson County and joining Lot #167 of Westmeade Estates, Section 8, of record in Plat Book 3700, page 31 and bounded on the west, north and east by the remaining property of B. Jack Odom of record in Deed Book 6079, page 909 and more specifically described as follows:

Commencing on an iron pin on the north margin of Duquaine Court, the common

corner of lots #167 and 166, thence proceeding S-2 17' 29" - W, 304.89' to an concrete monument, the point of beginning of the herein described tract at the northeast corner of lot 167 and the northwest corner of lot 166; thence with the south line of lot 167, N-70 33' 45" - E, 298' to an iron pin; thence S-19 26' 15" - E, 130' to an iron pin; thence S-87 59' 03" - W, 274.17' to an iron pin; thence N- 57 34' 05" - W, 60.00' to a concrete monument, the point of beginning and containing .055 acres, 23,916 sq. ft., according to a survey by Galyon W. Northcutt, TNRLS #1529.

Being the same property conveyed to Stephen H. Harrison and Mary M. Harrison by deed from Ben Jack Odom of record in Instrument No. 20000919-0093125, and Re-recorded in Instrument No. 20020618-0073631, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes, a lien which are not yet due and payable. 2) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by statute. The company assumes no liability for taxes assessed by correction pursuant to the provision of TCA 67-5-7603 et seq 3) All matters appearing on plan of Wilding Subdivision of record in Book 9700 Page 679, Register's Office for Davidson County, Tennessee. Lot 167 - Westmeade Estates was on Plat Book 3700, page 31 the plat was voided as to lot 167 and the new Plat Book 9700, page 679 is a subdivision called Wilding. 4) Any and all restrictions and covenants for Wilding Subdivision.

This property is improved property known as 6724 Duquaine Ct., Nashville,, Tennessee 37205

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 3rd day of June, 2011.

Stephen H. Harrison

Mary M. Harrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen H. Harrison and Mary M. Harrison, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of June, 2011.

Notary Public

My Commission expires: 2/23/15

FILE NO: 06797

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

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

Rosemary L Smithson
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

