BILL GARRETT, Davidson County
Trans:T20110038503 DEEDWARR
Recvd: 06/28/11 10:17 2 pgs
Fees:13.00 Taxes:1447.16
20110628-0049249

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11060532** Return TO: Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is geater, for this transfer is: $391,125.00 Affiant Subscribed and sworn to before me, this23rd day of June, 2011. Notary Public My Commission Expires: 7-3-12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Wilson Hubbell and Jessica Gardner 1405 Clayton Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-8-176.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tracey Anne Harriman, Trustee, Tracey Harriman Revocable Trust U/A DTD January 16, 2009** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wilson Hubbell and Jessica Gardner, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map showing the subdivision of the North part of the land conveyed to C.D. Compton to George W. Harding and wife, of record in Book 547, Page 72, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Quitclaim Deed from Tracey Anne Harriman to Tracey Anne Harriman, Trustee, Tracey Harriman Revocable Trust U/A DTD January 16, 2009 as recorded on the 13th day of March, 2009 in Instrument No.20090313-0022706; Quitclaim Deed from Vincent Durnan Jr. to Tracey Anne Harriman as recorded on the 4th day of January, 2008 in Instrument No.20080104-0000819 and Warranty Deed from Thomas C. Leonard-Martin and wife, Margaret S. Leonard-Martin to Vincent Durnan Jr. and wife, Tracey Durnan as recorded on the 16th day of September, 2002 in Instrument No. 20020916-0111969, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements; utility easements or rights of ways for public utilities that appear in the appropriate public records.

, ("Grantees"), their

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C.D. COMPTON, as recorded in Plat Book 547, Page(s) 72.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1405 Clayton Avenue Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2011.

Tracey Anne Harriman, Trustee

Tracey Anne Harriman, Trustee, Tracey Harriman Revocable Trust U/A DTD January 16, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracey Anne Harriman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the trustee of the Tracey Harriman Revocable Trust U/A DTD January 16, 2009, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of June, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014