Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Hugh Davis Rachel Marie Davis 6361 Sunnywood Drive Antioch, TN 37013	New Owner	173-09-0-B-064.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Carla Johnson
Affiant

Subscribed and sworn to before me, this the 30th day of June, 2011.

Myra Miller
Notary Public Myra Miller

My Commission Expires: 11/20/11
(Affix Seal)

MYRA M. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans:T20110040044 DEEDWARR
Recvd: 07/05/11 11:31 2 pgs
Fees:13.00 Taxes:777.00
20110705-0051143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Bryan D. Harwell and Tiffany P. Harwell, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Michael Hugh Davis and Rachel Marie Davis, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 226 as shown on the Plan of Section Two, Barnes Cove, a Planned Unit Development, of record in Instrument No. 20040604-0065966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Bryan D. Harwell and Tiffany P. Harwell, Husband and Wife, by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, dated March 31, 2005, of record in Instrument No. 20050408-0038782, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **6361 Sunnywood Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **June, 2011.**

GRANTOR(S)

Bryan D. Harwell

Tiffany P. Harwell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Bryan D. Harwell and Tiffany P. Harwell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **June, 2011.**

Notary Public

My Commission Expires:



Return to:

M-264

FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128