WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of July, 2010, by and between **JONATHAN A. PERKINS AND AMY L. PERKINS, HUSBAND AND WIFE**, party of the first part, and Joey Dean Harvel and wife, Mary Elaine Harvel party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LOT 104, ON THE PLAN OF PHASE FOUR, SECTION ONE, THE MEADOWS OF SEVEN POINTS, as shown on plat of record in Instrument Number 20040227-0022425 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantors, by virtue of Warranty Deed recorded at Instrument Number 20051116-0138525, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Instrument No. 20040227-0022425; Declaration of Covenants, Conditions and Restrictions in Book 11670, Page 822; Stormwater Detention Agreement in Book 11681, Page 411, Book 11738, Page 776, Instrument No. 20010626-0067703 and Instrument No. 20030922-0139925; Charter of Meadows of Seven Points Homeowners Association, Inc. in Instrument No. 20000322-0028986; Quit Claim Deed for Open Space in Instrument No. 20090107-0001612; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jonathan A Perkins

JONATHAN A. PERKINS

Amy L Perkins

AMY L. PERKINS

BILL GARRETT, Davidson County
Trans:T20110040618 DEEDWARR
Recvd: 07/07/11 09:25 3 pgs
Fees:18.00 Taxes:1036.00

20110707-0051903

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, JONATHAN A. PERKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 8 day of June, 2011.

Dana Conner
Notary Public

My commission expires:
11/22/14

DANA CONNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires November 22, 2014

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, AMY L. PERKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 8 day of June, 2011.

Dana Conner
Notary Public

My commission expires:
11/22/14

DANA CONNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires November 22, 2014

STATE OF Tennessee

COUNTY OF Rutherford

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brenda R Lehman
Affiant

Subscribed and sworn to before me this the 5th day of July 2011

Judy A. Lehman
Notary Public

Judy A. Lehman State of Tennessee Notary Public Wilson County

My commission expires:
3-8-15

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

1816 Kaylee Meadow Lane
Hermitage, TN 37076

MAIL TAX NOTICES TO:

SAME

NAME AND ADDRESS OF PROPERTY OWNERS:

Joey Dean Harvel
1816 Kaylee Meadow Lane
Hermitage, TN 37076

TAX PARCEL NO.: 98-13C-110.00CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To: