WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of July, 2011

Notary Public:

MY COMMISSION EXPIRES: 5-9-14
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mara Giovanni, Trustee	NEW OWNER	Parcel ID:
3520 Harborwood Cr.		10812[illegible]0B20300CO
Nashville, TN 37214		

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, we

L. Ray Sharer and wife, Barbara J. Sharer

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mara Giovanni, Trustee of the Lifetime Trust fbo Mara Giovanni under Article V of the Alice M. Bongidvanni Revocable Trust u/a/d 6/10/97

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 8, on the Plan of Section One, Harborview, Final Phase, of record in Plat Book 9700, Page 192, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to L. Ray Sharer and Barbara J. Sharer by deed from Precision Homes, Inc., of record in Book 10906, Page 59, dated April 28, 1998, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10125, Page 494 and amended in Book 10344, Page 233; Book 10386, Page 334; Instrument 199912150303474; and Book 10316, Page 891, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 192; and (3) Sewer Easement of record in Book 5856, Page 80 and 84; Book 5658, Page 984; and Book 5795, Page 181, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3520 Harborwood Cr., 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 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 GRANTEES, 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 our hands this 20th day of July, 2011.

L. Ray Sharer

Barbara J. Sharer

BILL GARRETT, Davidson County
Trans:T20110044072 DEEDWARR
Recvd: 07/21/11 11:06 2 pgs
Fees:13.00 Taxes:658.23
20110721-0055878

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. Ray Sharer and Barbara J. Sharer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 2011.

My Commission Expires: 9-9-11

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.