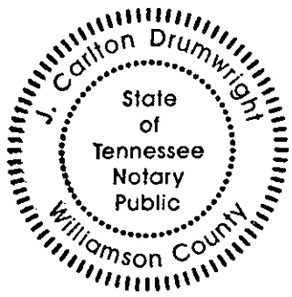
BILL GARRETT, Davidson County
Trans:T20110056498 DEEDWARR
Recvd: 09/12/11 14:27 2 pgs
Fees:13.00 Taxes:456.95

20110912-0070730

(2)



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $123,500.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2011.

Notary Public

My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chad Harvey	**New Owner**	**073-16-0-072.00**
2521 Stones River Court		
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 ACKNOWLEDGE, WE,

Tammie V. Rabasca and husband, Stephen Rabasca and John W. W. Rabasca, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad Harvey, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Two Rivers Subdivision, of record in Book 3600, page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tammie V. Rabasca, by Warranty Deed, from Lula Maie Wood, unmarried, of record in Instrument No. 20010102-0000699, Dated December 22, 2000. Tammie V. Rabasca, by Quitclaim Deed conveyed said property to Donald R. Barrett, Jr., Trustee, for the express purpose of making a re-conveyance to create a tenancy by the entirety, Donald R. Barrett, Jr., Trustee, reconveyed said property to Tammie V. Rabasca and husband Stephen C. Rabasca, of record in Instrument No. 20010122-0006553, Dated December 22, 2000. Tammie V. Rabasca and husband, Stephen C. Rabasca, conveyed a 1/3 undivided interest as a tenant in common, by Quitclaim Deed, to John W. W. Rabasca, of record in Instrument No. 20010122-0006554, Dated December 22, 2000. Tammie V. Rabasca and husband, Stephen C. Rabasca with a 2/3 undivided interest and John W. W. Rabasca, with a 1/3 undivided interest in said property, conveyed their interest to Chad Harvey, by Warranty Deed, of record in Instrument No. 20110912-0070730 Also being the same property conveyed to Chad Harvey, by Quitclaim Deed, to Haze, LLC, of record in Instrument No. 20110912-0070731 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 3600, page 65, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 808, page 158, Book 2016, page 1, Book 2240, page 265 and Book 3793, page 125, Register's Office for DAVIDSON County, Tennessee.
Easement to USA of record in Book 2240, page 613, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2521 Stones River Court, 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 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 my/our hand(s) this 31st day of August, 2011.

Tammie V. Rabasca by: DHH, attorney in fact
Tammie V. Rabasca
By: Daniel Heard, Attorney-in-Fact

Stephen Rabasca
Stephen Rabasca

John W. W. Rabasca
~~By: Stephen Rabasca, Attorney-in-Fact~~

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, a Notary Public of said County and State, Stephen Rabasca , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2011.

Notary Public
My Commission Expires: 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE)
COUNTY OF)

John W.W. Rabasca

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ~~Stephen Rabasca~~ with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument ~~on behalf of John W. W. Rabasca~~ for the purposes therein contained, ~~and who further proved to me that he/she is the Attorney in Fact for John W.W. Rabasca and is authorized by John W. W. Rabasca to execute this instrument on his/her behalf.~~

Witness my hand, at office, this 31st day of August, 2011.

Notary Public
My Commission Expires: 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE)
COUNTY OF)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel Heard with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Tammie V. Rabasca for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Tammie V. Rabasca and is authorized by Tammie V. Rabasca to execute this instrument on his/her behalf.

Witness my hand, at office, this 31st day of August, 2011.

Notary Public
My Commission Expires: 9/23/13

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

File #: 110556HZ
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027