# WARRANTY DEED

G-VRES-11-421

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Julius M. Harris | Julius M. Harris | |
| 421 Wauford Drive | (NAME) P.O. Box 22972 | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Nashville TN 37202 | 147-1-141.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PHILLIP DEXHEIMER AND JUDITH DEXHEIMER, F/K/A JUDITH WEHLING, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIUS M. HARRIS AND REBECCA Y. HARRIS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 519, CALDWELL HALL, SECTION NINE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGE 25, 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 PHILLIP DEXHEIMER AND JUDITH WEHLING, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM ANDREW M. SULLIVAN AND WIFE, MALYN L. SULLIVAN, RECORDED ON THE 22ND DAY OF DECEMBER, 2003 IN INSTRUMENT NO. 20031222-0181776, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

JUDITH WEHLING IS NOW KNOWN AS JUDITH DEXHEIMER.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 3300, PAGE 25 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 421 Wauford Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110060190 DEEDWARR
Recvd: 09/28/11 10:37 2 pgs
Fees:13.00 Taxes:643.80
20110928-0075027

Witness my/our hand(s) this 22nd day of September, 2011.

Phillip Dexheimer by Stephanie D. Knight Attorney in Fact

Phillip Dexheimer by Stephanie D. Knight,
Attorney in Fact

Judith Dexheimer by Stephanie D. Knight Attorney in Fact

Judith Dexheimer by Stephanie D. Knight,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of September, 2011, before me personally appeared Stephanie D. Knight to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Phillip Dexheimer and Judith Dexheimer, f/k/a Judith Wehling, Husband and Wife and who acknowledged she executed the same as the free act and deed of the said Phillip Dexheimer and Judith Dexheimer, f/k/a Judith Wehling, Husband and Wife .

Witness my hand and official seal, this the 22nd day of September, 2011.

Notary Public

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012

My Commission Expires:

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903