BILL GARRETT, Davidson County
Trans:T20110068038 DEEDWARR
Recvd: 10/31/11 12:21 2 pgs
Fees:13.00 Taxes:777.00
20111031-0084451

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $210,000.00. Affiant Subscribed and sworn to before me, this the 28th day of October, 2011. Notary Public My commission expires: JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Noni N. Nielsen	SWBC Mortgage Corporation	Map: 104-10-0-B
1201 Nichol Lane	5055 Maryland Way, Suite 200	Parcel: 1.00C0
Nashville, TN 37205	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WAYNE L. HARMAN AND WIFE, LUCY G. HARMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NONI N. NIELSEN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 2011, as described on the Plan attached as Exhibit B to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of 32nd Avenue Townhomes, a Horizontal Property Regime with Private Elements, as of record in Instrument 201110170080724, , Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Wayne L. Harmon and wife Lucy G. Harmon by deed from Christopher E. Parker and wife Christina M. Parker of record in Instrument 200504260046532, Register's Office for Davidson County, Tennessee, dated April 22, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2011 32nd Ave. S., Nashville, TN 37212.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of October, 2011.

Wayne L. Harman

Lucy G. Harman

STATE OF Virginia
COUNTY OF City of Fredericksburg

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wayne L. Harman and Lucy G. Harman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of October, 2011.

Notary Public

My commission expires: 1/31/2013

KAREN ANDERSON AKERS
NOTARY PUBLIC 303696
COMMONWEALTH OF VIRGINIA