Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20110071612 DEEDWARR
Recvd: 11/14/11 11:21 2 pgs
Fees:13.00 Taxes:699.30
20111114-0088617

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Gregory T. Welsh
3457 Harborwood Circle
Nashville, TN 37214

MORTGAGEE
PrimeLending
7123 Crossroads, Ste. D
Brentwood, TN 37027

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 108-12-0-B
PARCEL 074.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Daniel R. Newell, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gregory T. Welsh and Crystal L. Harbison, husband and wife,** 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 number 53, on the plan of Harborview Phase I-A, Section Two, of record in Book 6900, Pages 756-758, and an Amendment and Change of Survey of record in Book 9096, Page 764, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel R. Newell by Warranty Deed from The Secretary of Housing and Urban Development, dated March 28, 2011 and filed of record in Instrument No. 20110401-0025212, Register's Office for Davidson County, Tennessee.

This is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7471, Page 26; Book 7646, Page 142; Book 7646, Page 147; Book 7646, Page 149; Book 7647, Page 648; Book 7732, Page 749; Book 8263, Page 534; Book 8271, Page 863; Book 8297, Page 380; Book 8634, Page 19; Book 8856, Page 361; Book 9182, Page 786; Book 10125, Page 494; and in Book 10344, Page 233; HOA Charter of record in Book 7522, Page 339 and in Book 8263, Page 554; Conveyance of Common Area of record in Book 8297, Page 376 and in Book 9108, Page 73, easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Page 756-758 and an Amendment and Change of Survey of record in Book 9096, Page 764, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **3457 Harborwood Circle 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 8th day of November, 2011.

Daniel R. Newell by Ginny Newell attorney in Fact
Daniel R. Newell by Ginny Newell
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 8th day of November, 2011, before me personally appeared Ginny Newell, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Daniel R. Newell, and who acknowledged that she executed the same as the free act and deed of Daniel R. Newell.

Witness my hand and official seal this 8th day of November, 2011.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

My Commission Expires: 1-26-2014

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $189,000.00.

Judy Lewis
AFFIANT

Subscribed and sworn to before me this 8th day of November, 2011.

Kathleen A. Towlinson
NOTARY PUBLIC

KATHLEEN A. TOWLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 17, 2012

My Commission Expires: 1-17-12