THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020223** JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY Return to: Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is: $618,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2012. Notary Public My Commission Expires: 5/4/15

WARRANTY DEED

Address New Owner: John C. Harmuth and Jill Harmuth 809 S. Wilson Blvd Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-4-168.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin J. Saunders, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John C. Harmuth and Jill Harmuth, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being the Southerly 25 feet of Lot 1 and the Northerly 50 feet of Lot 2, Block "L" on the plan of WM Cantrell's Subdivision of record in Plat Book 332, Page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said parts of Lots 1 & 2, Block "L" front together 75 feet on the westerly margin of South Wilson Avenue or Boulevard and extend back between parallel lines 250 feet to an alley.

Being the same property conveyed to Kevin J. Saunders, unmarried by Deed from Richard P. Crook and wife, Heather W. Crook, recorded on the 14th day of February, 2005 in Instrument No. 20050214-0016483, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK "L" ON THE PLAN OF WM CANTRELL'S SUBDIVISION, as recorded in Plat Book 332, Page(s) 85.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3932, Page 695.

This is improved property located at 809 S. Wilson Blvd Nashville TN 37215

BILL GARRETT, Davidson County
Trans:T20120017216 DEEDWARR
Recvd: 03/08/12 12:58 2 pgs
Fees:13.00 Taxes:2286.60
20120308-0020391

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2012.

2/28/12

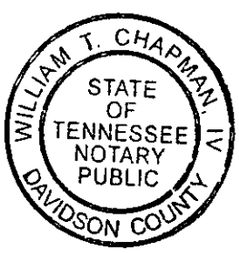
Kevin J. Saunders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin J. Saunders, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2012.

Notary Public
My Commission Expires: _____



My Commission Expires September 9, 2014