BILL GARRETT, Davidson County
Trans:T20120021746 DEEDWARR
Recvd: 03/26/12 14:07 2 pgs
Fees:13.00 Taxes:188.70
20120326-0025563

$51,000.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-DR-12-341

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Harwood (NAME)	**Robert Harwood** (NAME)	
1615 Brown Avenue Unit #2 (ADDRESS)	**1615 Brown Avenue Unit #2** (ADDRESS)	**143-6A-12.00 CO**
Cookeville, TN 38501 (CITY) (STATE) (ZIP)	**Cookeville, TN 38501** (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 **RUBEN J. ESTEVEZ, AN UNMARRIED MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT HARWOOD AND CAROL HARWOOD, 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 12, ON THE PLAN OF HARPETH TRACE ESTATES, PHASE ONE, OF RECORD IN BOOK 5200, PAGE 125, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RUBEN J. ESTEVEZ, AN UNMARRIED MAN BY WARRANTY DEED FROM DAVID MICHELSON AND WIFE, ANITA LANDON MICHELSON, RECORDED ON THE 18TH DAY OF OCTOBER, 2007 IN INSTRUMENT NO. 20071018-0123522, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5200, PAGE 125; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 5120, PAGE 208, BOOK 5120, PAGE 918, BOOK 5182, PAGE 767 AND BOOK 5380, PAGE 357; CHARTER OF RECORD IN BOOK 5120, PAGE 199 AND BOOK 6556, PAGE 693; EASEMENT OF RECORD IN BOOK 6380, PAGE 201 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
(X) unimproved
( ) improved
property known as **341 Harpeth Ridge Drive Nashville, Tennessee 37221**
(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.

Witness my/our hand(s) this 22nd day of March, 2012.

Ruben J. Estevez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruben J. Estevez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of March, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212