THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30555-04-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $793130.00. Affiant Subscribed and sworn to before me this 4th day of May, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: James B. Garner, Jeanine R. Garner 4157 Outer Drive Nashville, TN 37204	**Send Tax Bills To:** Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 132-5-N 1 CO

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, **Aubrey B. Harwell, Jr., Trustee**, with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James B. Garner and wife, Jeanine R. Garner** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4157 Outer Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 4th day of May, 2012.

Aubrey B. Harwell, Jr., Trustee
by Stephen C. Sexton Atty in Fact

Aubrey B. Harwell, Jr., Trustee
BY: Stephen C. Sexton, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN C. SEXTON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said AUBREY B. HARWELL, JR., and is authorized by the said AUBREY B. HARWELL, JR., to execute this instrument on his behalf.

Witness my hand, at office, this 4th day of May, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20120033331 DEEDWARR
Recvd: 05/07/12 09:36 2 pgs
Fees:13.00 Taxes:2934.58
20120507-0038964

BOX 10-A

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Harwell Townhomes, a Condominium, established by Declaration of record in Instrument No. 20110816-0063107, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration.
Being part of the same property conveyed to Aubrey B. Harwell, Jr., Trustee, by deed dated April 29, 2011 from Paul T. Ellis of record in Instrument No. 30110525-0040009, said Register's Office. Previously said property was conveyed to Paul T. Ellis and wife, Isabel W. Ellis, by deed dated October 26, 1954, of record in Book 2303, page 147, said Register's Office.

This conveyance is made subject to:

1. Property taxes for the year 2012.

2. Restrictions of record in Instrument No. 20110816-0063107, said Register's Office.

3. All matters shown on the Plat of record in Book 1424, pages 98 and 99, said Register's Office.