BILL GARRETT, Davidson County
Trans:T20120035753 DEEDWARR
Recvd: 05/15/12 14:53 2 pgs
Fees:12.00 Taxes:0.00
20120515-0042062

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $114,400.00**

_____
**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___, DAY OF MAY 2012.**

_____
**Notary Public**

**My commission expires** _____

**(Affix Seal)**

**THIS INSTRUMENT PREPARED BY**
Michael Harbinak, Grantor 210 Cumberland Trace, Nashville, TN, 37214

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael Harbinak and Lori J. Collins | Franklin American Mortgage Company | Map 73-16-A |
| (NAME) | (NAME) | |
| 210 Cumberland Trace | 501 Corporate Centre Drive, Ste. 400 | Parcel 210.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN dollars ($10), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MICHAEL HARBINAK**, a married man ("Grantor"), claiming title by or through instrument 20040105-0001140 of the Land Records of Davidson County, Tennessee, has bargained, and sold, and by these presents does transfer and convey unto **MICHAEL HARBINAK** and **LORI J. COLLINS**, husband and wife (collectively "Grantee"), joint with rights of survivorship, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 210, on the Plan of Cumberland Trace, as shown by plat appearing of record in Plat Book 5200, Page 724, revising plat of record in Plat Book 5200, Page 700, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael A. Carroll, Sr., a single man by Warranty Deed dated May 24, 2000 of record in Instrument No. 20000605-0055334, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 6218, Page 528; By-Laws of record in Book 6218, Page 563; Quitclaim Deed to Homeowners' Association of record in Book 6218, Page 525; Easement of record in Book 6081, Page 854; Easement for Conservation of Greenway of record in Instrument No. 20011024-0116288; any and all matters shown on plat of record in Plat Book 5200, Page 724, revisions plat of record in Plat

Book 5200, Page 700; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved: ( )

This is improved: ( X )

The property known as:

| 210 | Cumberland Trace, | Nashville, | TN | 37214 |
|---|---|---|---|---|
| (House number) | (Street) | (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, their heirs and assigns forever; and Grantor covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all person whomsoever.

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

Witness by hand this 4, day of May, 2012.

Michael Harbinak

STATE OF OHIO )
)ss
Summit COUNTY )

Before me, the undersigned Notary Public, personally appeared Michael Harbinak, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

Witness my hand and official seal, this 4 day of May, 2012.

Notary Public

NOTARIAL SEAL STATE OF OHIO

MIK J. WIT... Attorney At Law
Notary Pub... State of Ohio
My Commission has no exp... Sec. 147.03 R.C.

cli.harbinak.deed.deed-3