RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

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. 30727-07-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $224,000.00. Affiant Subscribed and sworn to before me this 15th day of August, 2012. Notary Public My Commission Expires:

KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 8, 2013

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Heather A. Justice, Joshua A. Justice 5012 Stonemeade Drive Nashville, TN 37221		Map and Parcel No.: 155 150 A 07600 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, **Bradley A. Harker and wife, Megumi E. Harker**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather A. Justice and Joshua A. Justice, wife and husband** ("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 5012 Stonemeade Drive, Nashville, TN 37221

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 15th day of August, 2012.

Bradley A. Harker by atty-in-fact
Bradley A. Harker
BY: George E. Mudter, Jr., Attorney-In-Fact

Megumi E. Harker by atty-in-fact
Megumi E. Harker
BY: George E. Mudter, Jr., 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, aforesaid, **George E. Mudter, Jr.**, 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 **Bradley A. Harker and Megumi E. Harker** and is authorized by the said **Bradley A. Harker and Megumi E. Harker** to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of August, 2012.

Notary Public

My Commission Expires:

KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 8, 2013

BILL GARRETT, Davidson County
Trans:T20120061979 DEEDWARR
Recvd: 08/20/12 12:25 2 pgs
Fees:13.00 Taxes:828.80

20120820-0074501

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Stonemeade, Section I, of record in Plat Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bradley A. Harker and wife, Megumi E. Harker, by deed dated August 12, 2004, from Brian Patrick Johnson and wife, Linda Lind Johnson, of record in Instrument No. 20040813-0098408, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Stonemeade of record in Book 7701, page 290, reaffirmation in Book 8349, page 43, amended in Book 8810, pagd 840, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. Amendment to By-Laws of Stonemeade Homeowners Association, Inc., of record in Book 8517, page 992, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Stonemeade Homeowners Association, Inc. of record in Book 8517, page 997, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Stonemeade Homeowners Association, Inc. of record in Book 7920, page 728, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee.
6. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 9740, page 967, Register's Office for Davidson County, Tennessee.