WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120082043 DEEDWARR
Recvd: 10/29/12 14:20 2 pgs
Fees:13.00 Taxes:825.10
20121029-0098970

LARRY S. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CRAIG HARRIS	New Owner	MAP 7 PARCEL 202
(NAME)	(NAME)	
2109 TINNIN ROAD		
(ADDRESS)		
GOODLETTSVILLE, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, TIMOTHY HUDNUT, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRAIG HARRIS and wife, NAOMI HARRIS**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, described as follows, tow it:
TINNION ROAD ESTATES, TRACT #9, Being located in the 2nd Civil District, Davidson County, Tennessee, on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, page 110, Register's Office for Davidson County, Tennessee, See Map 7 Parcel 078, Tax Assessor's Office for Davidson County, Tennessee, described as follows: BEGINNING at an iron rod in the west margin of Tinnin Road, same being the southeast corner of this tract and the easternmost northeast corner of Tract #8 of Tinnin Road Estates (5.01 acre as per survey of same date) also being 491.54 feet north of the northeast corner of Clarence Ashburn as you measure along aid margin; thence leaving road with lien of said Tract #8 South 86 degrees 43 minutes 11 seconds West 225.00 feet to an iron rod; thence North 84 degrees 37 minutes 42 seconds West 444.60 feet to an iron rod; thence North 05 degrees 22minutes 18 seconds East 346.51 feet to an iron rod; thence with lien of Tract 10 of Tinnin Road Estates (5.01 acre as per survey of same date); South 84 degrees 37 minutes 42 seconds East 611.65 feet to an iron rod in the west margin of Tinnin Road; thence with said margin South 04 degrees 01 minute 01 second East 233.15 feet to a point, said being a point of a curvature of a curve proceeding counter clockwise, having a deflection angle of 04 degrees 56 minutes 19 second a radius of 979.93 feet, a tangent length of 42.26 feet, and a chord of South 05 degrees 29 minutes 10 seconds East 84.44 feet; thence along said curve an arc length of 84.47 feet to the point of beginning, containing 5.01 acres, more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, TN 37074, dated June 6, 2001.

Being the same property conveyed to TIMOTHY HUDNUT, a single man, by deed of record in Instrument No. 20100521-0039208, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is improved property, known as 2109 TINNIN ROAD, GOODLETTSVILLE, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 25th day of October, 2012.

TIMOTHY HUDNUT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, TIMOTHY HUDNUT the within named bargainor(s), with whom I am personally acquainted or proved to be 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 25th day of October, 2012.

Commission expires: 10-28-2015

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.