This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120087479 DEEDWARR
Recvd: 11/15/12 14:39 3 pgs
Fees:18.00 Taxes:584.23
20121115-0105568

ADDRESS NEW OWNER:
Andrew Rank
2844 Union Hill Road
Joelton, Tennessee 37080

SEND TAX BILL TO:
Owner SUMNER BANK& TRUST
780 BROWNS LANE
GALLATIN, TN 37066

MORTGAGEE:
SUMNER BANK & TRUST
780 BROWNS LANE
GALLATIN, TN 37066

MAP 15
GROUP
PARCEL 84

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Timothy S. Harbison, Ridgley Kent Harbison and Thomas Scott Harbison,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Andrew Rank**, _____, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, being part of Tract No. 6 on the Map of the Subdivision of the Weaver-Harris et al Lands, as of record in Plan Book 2, page 183, Chancery Court at Nashville, described according to a survey made by C. J. Carney, Surveyor, dated October 13, 1960, as follows:

BEGINNING at a point in Union Hill Road, said point being the northeast corner of the tract conveyed to E. L. Manning and wife, by deed from George S. Brent et al, of record in Book 3224, page 611, Register's Office for said County; thence north 73 degrees 30 minutes West 420 feet to a point; thence north 4 degrees 30 minutes west 69 feet to a point; thence north 33 degrees east 195 feet to a point; thence south 66 degrees east 435 feet to a point in Union Hill Road; thence with said Union Hill Road, south 31 degrees west 200 feet to the point of beginning.

Being the same property conveyed to Raymond M. Harbison and wife, Helen B. Harbison, from Forrest May, James H. Witt and John D. Batson dated 4/21/67 and recorded 4/27/67 of record in Book 4122, page 882, Register's Office for Davidson County, Tennessee. The said Raymond M. Harbison predeceased his wife, leaving Helen B. Harbison as the surviving spouse and owner of the above referenced

property. Helen B. Harbison has now since died on December 12, 2007, intestate, leaving Timothy S. Harbison, Ridgley Kent Harbison and Thomas Scott Harbison as her only three heirs. Letters of Administration were issued to Ridgley K. Harbison in Docket No. 08P-1218 in the 7th Circuit Court for Davidson County, Tennessee. Being further conveyed to Timothy S. Harbison, Ridgley Kent Harbison and Thomas Scott Harbison by Strawman Quitclaim Deed from Timothy S. Harbison, Ridgley Kent Harbison and Thomas Scott Harbison of record in Instrument No. 20080205-0011941, on February 5, 2008, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **2844 Union Hill Road, Joelton, Tennessee 37080.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the **13th** day of **November, 2012.**

Timothy S. Harbison

Ridgley Kent Harbison

Thomas Scott Harbison

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Timothy S. Harbison, Ridgley Kent Harbison and Thomas Scott Harbison**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of November, 2012.

Tisha C. Baldwin
NOTARY PUBLIC

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 3/30/2015

STATE OF TENNESSEE .
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $157,900.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of November, 2012.

NOTARY PUBLIC

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission Expires: _____