File 24399-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120087942 DEEDWARR
Recvd: 11/16/12 15:00 2 pgs
Fees:13.00 Taxes:1359.75
20121116-0106136

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $367,500.00.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2012.

Notary Public

My commission expires: 11-15-15

(AFFIX SEAL)

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Port N. Campany	**Avenue Bank**	**Map 130-01-0 Parcel 137-00**
238 Harding Place	**111 10th Avenue South, Suite 200**	
Nashville, TN 37205	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Benjamin H. Bodzy and wife, Allison J. Bodzy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Port N. Campany, an unmarried man

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:

LAND in located in the 23rd councilmanic district of Nashville, Davidson County, Tennessee, on the northerly margin of Harding Place, east of Windsor Drive , being Lot No. 23, map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, described according to a boundary survey of said Lot No. 23 dated 8-26-04 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN. R.L.S. #1838) more particularly as follows:

BEGINNING at an iron pipe (old) in the northerly margin of Harding Place (50 feet R.O.W.) said rod being the northwest corner of Lot No. 22 map of Bransford Realty Company's Belle Meade Golf Links Subdivision recorded in Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, owned by Anthony G. Altieri and Lisa Altieri (Book 9608, Page 342, R.O.D.C., TN) and the southwest corner of Lot No. 23 of said Bransford Realty Company's Subdivision and being located N 37 degrees 55 feet 19 inches W. 120.24 feet from an iron rod (old) at the southwest corner of Lot No. 21 of said Bransford Realty Company's Subdivision (said Altieri's southwest corner); thence with said northerly margin N 38 degrees 30 feet 00 inches W 59.91 feet to an iron pipe (old) at the southwest corner of Lot No. 24 of said Bransford Realty Company's Subdivision owned by Tyree B. Macfarland (Book 8732, Page 545, R.O.D.C., TN.); thence leaving said northerly margin with said Macfarland N 51 degrees 58 feet 40 inches E (crossing a drain) for a total distance of 208.33 feet to an iron rod (new) at the rear corner of Lot No. 60 of said Bransford Realty Company's Subdivision owned by Elmer R. Kenning (Book 3405, Page 25, R.O.D.C., TN.) and Lot No. 61 owned by Joh Hill Robinson (Book 3909, Page 231 R.O.D.C.,TN); thence with said Robinson's southerly line S 38 degrees 28 feet 28 inches E 60.00 feet to an iron rod (new) at said Altieri's rear corner; thence with said Altieri and the line between said Lot No. 22 and 23S 52 degrees 00 feet 13 inches W 208.31 feet to the point of beginning containing 0.29 acres more or less.

BEING the same property conveyed to Benjamin H. Bodzy and wife, Allison J. Bodzy, by Deed dated August 30, 2004, from Kevin T. Wampler and wife, Christy Wampler, of record in Instrument No. 20040901-0105835, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, an existing shared driveway with the adjoining parcel which adjoins the subject property on the northwest; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **238 Harding Place, Nashville, TN 37205**

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 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/our hand(s) this **15th** day of **November, 2012.**

Benjamin H. Bodzy

Allison J. Bodzy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Benjamin H. Bodzy and Allison J. Bodzy,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **November, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.