WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120096118 DEEDWARR
Recvd: 12/17/12 09:45 2 pgs
Fees:13.00 Taxes:693.75

20121217-0115809

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of **December, 2012**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kellyn L. Harman	New Owner	118060A00200CO
(NAME)	(NAME)	
819 Battlefield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Elizabeth A. Turnow, now known as Elizabeth Ames Howell, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kellyn L. Harman, an unmarried person**, 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:

Real estate located in Davidson County, Tennessee, described as follows:

Being unit No. 819 on the Plan of Campbell Grove Condominiums, resub of Lots 1-4, Battlefield Estates, Section 2, as of record in Plat Book 6250, page 196, as established by Master Deed of record in Book 6400, page 323, as amended in Book 6553, page 486, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Elizabeth A. Turnow by deed from U.S. Bank National Association, as Trustee for the GSAMP Trust 2006-HE2 Mortgage Pass-Through Certificates, Series 2006-HE2, dated July 29, 2009 of record in Instrument No. 20090904-0083418, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Graham Howell, the spouse of Elizabeth Ames Howell, joins in this conveyance solely to convey any marital interest he may have in subject property.

unimproved ☐
This is improved ☒ property, known as 819 Battlefield Drive, Nashville, TN 37204

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, has 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 our hands this **7th** day of **December, 2012**

Elizabeth Ames Howell

Graham Howell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Elizabeth Ames Howell and Graham Howell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **7th** day of **December, 2012**

Notary Public

My commission expires: 8/23/16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON