(1)

WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$466,600.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2012.

Notary Public

My commission expires: 05-06-13

(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
Charles T. Stevens, III **Jennifer A. Bowers**	New Owner	**Map 091-15-0 Parcel 240-00**
5010 Dakota Ave.		
Nashville, TN 37209		

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,

Joseph Alexander Harwell and wife, Susan Harwell

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

Charles T. Stevens III and spouse, Jennifer Anne Bowers

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 Davidson County, Tennessee, being part of Block No. 17 of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the Northeast corner of 51st Avenue North and Dakota Avenue; thence Eastwardly 60 feet along the margin of Dakota Avenue; thence between parallel lines 150 feet to an alley, one of the parallel lines being the margin of 51st Avenue North.

Being the same property conveyed to Joseph Alexander Harwell and wife, Susan Harwell, by Deed dated April 15, 2010, from William B. Harwell and wife, Lynne M. Harwell, of record in Instrument No. 20100421-0030219, 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; 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 **5010 Dakota Ave., Nashville, TN 37209**

BILL GARRETT, Davidson County
Trans:T20130000232 DEEDWARR
Recvd: 01/02/13 11:19 2 pgs
Fees:13.00 Taxes:1726.42

20130102-0000299

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 **21st** day of **December, 2012.**

Joseph Alexander Harwell

Susan Harwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joseph Alexander Harwell and Susan Harwell,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **December, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY