WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE FRANCES RUDY MY

G-FSBO-12-21

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Harwood	Robert G. Harwood	
21 Vaughns Gap Road #109	(NAME) 1615 Brown Avenue #2	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Cookeville, TN 38501	129-15-A-109.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we AMBER CARSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT G. HARWOOD AND CAROL D. HARWOOD, HUSBAND & WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 109, BELLE MEADE HIGHLANDS CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 7091, PAGE 302, AMENDED IN INSTRUMENT NO. 20080424-0042111, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO AMBER CARSON, UNMARRIED BY WARRANTY DEED FROM D. CHRISTOPHER WHYBREW AND WIFE, EMILY WHYBREW, RECORDED ON THE 28TH DAY OF AUGUST, 2001 IN INSTRUMENT NO. 20010828-0093277, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING 2013 PROPERTY TAXES NOT YET DUE & PAYABLE AND THE FOLLOWING;

1.) TERMS AND PROVISIONS OF BY-LAWS RECORDED IN INSTRUMENT NO. 20071025-0126213.

2.) CHARTER OF HOMEOWNERS ASSOCIATION RECORDED IN BOOK 7102, PAGE 223.

unimproved ( )
This is improved (X) property, known as 21 Vaughns Gap Road #109, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130001400 DEEDWARR
Recvd: 01/07/13 08:58 2 pgs
Fees:13.00 Taxes:296.00
20130107-0001610

Witness my/our hand(s) this 31st day of December, 2012.

Amber Carson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amber Carson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of December, 2012.

Notary Public

My Commission Expires: 5-20-14



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903