This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 054140A020.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Lisa Harlow and Michael Harlow
813 Huntwood Place
Nashville, TN 37221

SEND TAX BILLS TO:
SAME

BILL GARRETT, Davidson County
Trans:T20130014952 DEEDWARR
Recvd: 02/22/13 10:46 2 pgs
Fees:13.00 Taxes:534.65
20130222-0017860

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BRIAN WALTER AND WIFE, DIANE WALTER** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LISA HARLOW AND HUSBAND, MICHAEL HARLOW** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 20, on the Plan of Brandywine Harbor, as shown by plat appearing of record in Plat Book 11700, page 38, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Brian Walter and wife, Diane Walter, by Warranty Deed from John B. Cole, dated February 28, 2012, appearing of record in Instrument Number 20120229-0017573, of the Register's Office of Davidson County, Tennessee.

BEING the same property John B. Cole by Warranty Deed from Brandywine Harbor Properties, LLC dated January 5, 2005 and appearing of record in Instrument Number 20050105-0002001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 11700, page 38, Register's Office for Davidson County, Tennessee.; Waiver and Agreement of record in Instrument Number 20060912-0112778, Register's Office for Davidson County, Tennessee.; Sanitary Sewer & Drainage Easement of record in 11396, page 768, Register's Office for Rutherford County, Tennessee.; Subject to a portion of the subject property lying within the 100 year flood plain as reflected on the subdivision plat; this policy does not insure against any loss or damage resulting from flooding or erosion.; Restrictive Covenants of record in Book 11704, Page 356, Instrument Number 20070119-0007855, Instrument Number 20070824-0101934, and Instrument Number 20061019-0129781, all of the Register's Office of Davidson County.; Charter of Brandywine Harbor Homeowners Association of record in Instrument Number 20000118-0005534, Register's Office for Davidson County, Tennessee.; Water (Riparian Rights) - (a) the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Cumberland River without diminution or pollution and the consequence of any past or future change in the location of Cumberland River ; (b) riparian rights incident to premises; (c) rights of upper and lower riparian owners in and to the waters of Cumberland River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution; (d) any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.; 2013 Real Property Taxes are a lien not yet due and payable.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is unimproved property known as 10 Harbor Cove Drive, Old Hickory, TN, 37138.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same

is unencumbered, except for the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 15th day of February, 2013.

Brian Walter
Brian Walter

Diane Walter
Diane Walter

STATE OF Florida)
COUNTY OF Sarasota)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brian Walter and Diane Walter, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 16 day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 4/25/16

Kara Ferretti
State of Florida
COMMISSION # EE 192999
EXPIRES: April 25, 2016

NOTARY PUBLIC STATE OF FLORIDA

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $144,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lisa Harlow
AFFIANT

Sworn to and subscribed before me this 20 day of February, 2013.

annemarie cain
NOTARY PUBLIC

My Commission Expires: 2.17.14

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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