BILL GARRETT, Davidson County
Trans:T20130018821 DEEDWARR
Recvd: 03/07/13 13:48 2 pgs
Fees:13.00 Taxes:2527.10
20130307-0022929

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13012979

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $683,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this28th day of February, 2013.

J. Brandon Miller
Notary Public
My Commission Expires: 9-9-2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Keith D. Hodges and Beth Donaghey 3512 Byron Ave Nashville TN 37205	Suntrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	Tax Parcel ID No. 104-10-0 031.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Raleigh Harwell and wife, Amy Stuart Harwell** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith D. Hodges and Beth Donaghey, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 27 on the Plat of Joseph Warner's Subdivision, as of record in Book 332, Page 154, Register's Office for said County.

Said part of Lot No. 27 fronts 60 feet on the Northerly side of Byron Avenue and runs back 187 feet to the South line of Lot No. 18 on said plat, and measures 55 on the rear line.

Being the same property conveyed by Quitclaim Deed from William B. Harwell, Jr. and wife, Michelle L. Harwell to William Raleigh Harwell and wife, Amy Stuart Harwell as recorded on the 10th day of July, 2007 in Instrument No. 20070710-0082301; Executor's Quitclaim Deed from William B. Harwell, Jr., Executor of the Estate of Betty Wright Harwell, deceased to William B. Harwell, Jr. as recorded on the 21st day of September, 2005 in Instrument No. 20050921-0113603; Warranty Deed from William B. Harwell, Jr., Executor of the Estate of William B. Harwell to Betty Wright Harwell, unmarried as recorded on the 24th day of June, 2004 in Instrument No. 20040624-0075256 and Warranty Deed from Neely-Harwell & Company to William B. Harwell as recorded on the 31st day of December, 1986 in Deed Book 7090, Page 527, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOSEPH WARNER'S SUBDIVISION, as recorded in Plat Book 332, Page(s) 154.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Joint Driveway Agreement recorded in Book 6438, Page 472.

This is improved property located at 3512 Byron Ave Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2013.

William Raleigh Harwell

Amy Stuart Harwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Raleigh Harwell and Amy Stuart Harwell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2013.

Notary Public

My Commission Expires: _____

