G#25135-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130054944 DEEDWARR
Recvd: 06/28/13 10:33 2 pgs
Fees:13.00 Taxes:1091.50
20130628-0066634

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$295,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2013.

Notary Public

My commission expires: 5-20-14
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE 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
Rex E. Allen, Jr.	NEW OWNER	**143060A02800CO**
117 Harpeth Trace Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Norris D. Wilson, unmarried

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

Rex E. Allen, Jr., unmarried

HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 28 on the Plan of Harpeth Trace Estates, Phase One, as of record in Book 5200, Page 125, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Norris D. Wilson, unmarried, by Warranty Deed dated March 16th, 1984, from Jerome L. Rosenblum and John R. Beesley, of record in Book 6252, Page 149, and Memorandum of Corrected Notary Acknowledgment dated June 19th, 2013, of record in Instrument No. 20130628-0066633, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5200, Page 125, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Harpeth Trace Services Association, of record in Book 5120, Page 208, Register's Office for Davidson County, Tennessee;

3) Declaration of Covenants, Conditions and Restrictions for Harpeth Trace Homeowners Association, of record in Book 5120, Page 918, and as corrected in Book 5182, Page 767, and amended in Book 5182, Page 769, Register's Office for Davidson County, Tennessee;

4) Declaration of Covenants, Conditions, and Restrictions of Harpeth Trace Estates, of record in Book 5380, Page 357, Register's Office for Davidson County, Tennessee;

5) Charter of Harpeth Trace Services Association, Inc., of record in Book 5120, Page 199, and as amended in Book 6556, Page 693, said Register's Office;

6) Overpass Construction Agreement with the Louisville and Nashville Railroad of record in Book 5102, Page 956, said Register's Office;

7) Ingress/Egress Easement conveyed to Metropolitan Government of record in Book 6407, Page 891, said Register's Office;

8) Easement retained within document of record in Book 4967, Page 244, said Register's Office;

9) Sewer and Sanitary Easements of record in Book 4889, Page 192, in Book 5099, Page 783, in Book 5360, Page 320, and in Book 5364, Page 882, Register's Office for Davidson County, Tennessee;

10) Easements for Water Mains of record in Book 5142, Pages 690 and 694, Register's Office for Davidson County, Tennessee;

11) Subject to Boundary Plat of record in Book 6250, Page 953, said Register's Office; and,

12) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **117 Harpeth Trace Court, Nashville, TN 37221**.

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 **24th** day of **June, 2013.**

Norris D. Wilson

Norris D. Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Norris D. Wilson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **June, 2013.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17