(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF KIMBERLY D. HICKS

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-16541

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Preston Ingram Jr.	H Preston Ingram, Jr.	
(NAME) 4015 A Estes	(NAME) 121 First Ave. South, Suite 220	116-16F-1CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AUBREY B. HARWELL, JR., TRUSTEE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **H. PRESTON INGRAM JR. AND DALE DAVENPORT,** 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 Unit A, together with the appurtenant interest in the common elements of Evergreen Townhomes, a condominium, a horizontal property regime established by Declaration of record in Instrument No. 20120209-0011735, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned declaration and being located upon lot no. 5 on the map of part 1, Evergreen Heights, of record in Plat Book 1130, page 19, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Aubrey B. Harwell, Jr., Trustee by Warranty Deed from Evelyn S. Lunsford, widow and E. Steven Lunsford, married, as Tenants in Common of record in Instrument No. 20111007-0078162, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 1130, page 19, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20120209-0011735, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 4015 A Estes, Nashville, TN 37215

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20130068238 DEEDWARR
Recvd: 08/08/13 13:47 2 pgs
Fees:13.00 Taxes:869.50

20130808-0083366

Witness my hand this 5th day of August, 2013.

Aubrey B. Harwell, Jr, Trustee
by Stephen C. Sexton Atty in Fact

Aubrey B. Harwell, Jr., Trustee, By: Stephen C. Sexton, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 5 day of August, 2013, before me personally appeared Stephen C. Sexton, to me known to be the person who executed the foregoing instrument on behalf of Aubrey B. Harwell, Jr., Trustee and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell, Jr., Trustee.

Witness my hand and official seal at Nashville, Tennessee this 5 day of August, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public