BILL GARRETT, Davidson County
Trans:T20130068926 DEEDWARR
Recvd: 08/12/13 10:12 2 pgs
Fees:13.00 Taxes:1006.40
20130812-0084208

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080023**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $272,000.00. Affiant Subscribed and sworn to before me, this 9th day of August, 2013. Notary Public My Commission Expires: 11/5/2014

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

WARRANTY DEED

Address New Owner: Caroline Rebecca Harlow 5206 Idaho Ave Nashville TN 37209	Send Tax Bills To: **Mickey & Jan Harlow** **1248 Braywind Drive** **Collierville, TN 38017**	Tax Information: Tax Parcel ID No. 103-03-0 063.00

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, **David Matthew Teague, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caroline Rebecca Harlow, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being part of Lot No. 20 on the plan of Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the Northerly margin of Idaho Avenue, formerly known as Fifth Avenue, 100.00 feet Easterly from the Northeast corner of said Idaho Avenue and 53rd Avenue, North, formerly known as 12th Street; thence Eastwardly with the Northerly margin of Idaho Avenue 60.00 feet; thence at right angles Northwardly 150.00 feet to a point 160.00 feet East of the Easterly margin of 53rd Avenue, North; thence Westwardly and parallel with said Idaho Avenue 60.0 feet; thence Southwardly and parallel with said 53rd Avenue, North 150.0 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Martha Hutchinson Teague to David Matthew Teague as recorded on the 24th day of November, 2008 in Instrument No. 20081124-0115015 and Warranty Deed from Winton Michael Elliott, unmarried to David Matthew Teague and wife, Martha Hutchinson Teague as recorded on the 25th day of August, 2005 in Instrument No. 20050825-0101595, 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 REALTY SAVINGS BANK & TRUST CO'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK, as recorded in Plat Book 421, Page(s) 18.

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

This is improved property located at 5206 Idaho Ave Nashville TN 37209.

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 9th day of August, 2013.

David Matthew Teague

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Matthew Teague, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2013.

Notary Public

My Commission Expires: 9/9/2014

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 9 2014