THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31480-10-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $120,000.00. Affiant Subscribed and sworn to before me this 29th day of October, 2013. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Gary A. Harmon, Victoria H. Harmon 1709 Lillian Street Nashville, TN 37206	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 083 140 20302

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, **Cecil J. Brewer, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary A. Harmon and wife, Victoria H. Harmon** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1709 Lillian Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 29th day of October, 2013.

Cecil J. Brewer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Cecil J. Brewer**, 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, at office, this 29th day of October, 2013.

Notary Public

My Commission Expires:

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130093215 DEEDWARR
Recvd: 10/31/13 10:31 2 pgs
Fees:13.00 Taxes:444.00
20131031-0113034

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 3 on the Plan of the Resubdivision of Lots 85 and 86, Edgefield Land Co.'s First Subdivision, of record in Book 3500, page 62, Register's Office of Davidson County, Tennessee.

Beginning on the northerly margin of Lillian Street at the corner of Lots 2 and 3; thence along the line between said lots in a northerly direction 121.82 feet to a point at the southerly margin of an alley; thence along the southerly margin of said alley eastwardly 41.38 feet to the beginning of a curve; thence around said curve southeastwardly 15.82 feet to a concrete monument; thence in a southerly direction 92.15 feet to a concrete monument at the beginning of a curve; thence around said curve southwestwardly 31.37 feet to a concrete monument in the northerly margin of Lillian Street; thence westwardly along said margin of Lillian Street 31.26 feet to the point of beginning.

Being the same property conveyed to Cecil J. Brewer and wife, Sylvia J. Brewer, by deed dated March 24, 1965, from Alvin S. Ghertner and wife, Joan T. Ghertner, of record in Book 3885, page 443, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 083 140 20302.
2. All matters appearing on the Plan of record as Book 3500, page 62, Register's Office for Davidson County, Tennessee.