THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14030483**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $625,000.00. Rebecca D Reid Affiant Subscribed and sworn to before me, this 23rd day of April, 2014. Notary Public My Commission Expires: _____

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 71739 JASON LASHLEE Commission Expires Oct. 23, 2015 DESOTO COUNTY

BILL GARRETT, Davidson County
Trans:T20140031186 DEEDWARR
Recvd: 05/06/14 13:01 2 pgs
Fees:13.00 Taxes:2312.50
20140506-0038551

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Matthew Harmon 4206 Wyoming Avenue Nashville, TN 37209	New Owner	Tax Parcel ID No. 10304047800

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 L. Magaram and wife, Teresa R. Magaram** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Thomas Matthew Harmon and Lana H. Harmon, Husband and Wife**, ("Grantees"), its 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 Lot 107, BLOCK 6, PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David L. Magaram and wife, Teresa R. Magaram by Warranty Deed from Woodland Street Partners, LLC, a Tennessee limited liability company, recorded on the 19th day of December, 2012 in Instrument No. 20121219-0117099, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 103.

Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20121207-0112780.

This is improved property located at 4206 Wyoming Avenue 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 23rd day of April, 2014.

David L. Magaram

Teresa R. Magaram

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 23rd day of April, 2014.

Notary Public

My Commission Expires: _____

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