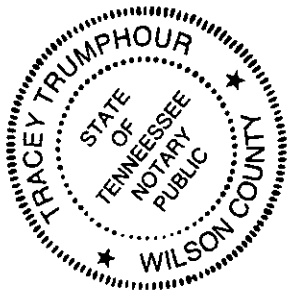
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Debbie A Harman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Debbie A. Harman	Peoples Home Equity	064030A08300CO
(NAME)	(NAME)	
1617 Rachel Way	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140041082 DEEDWARR
Recvd: 06/11/14 10:31 2 pgs
Fees:13.00 Taxes:1628.00

20140611-0050718

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Andrew C. Bedlack and wife, Gail F. Bedlack**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Debbie A. Harman and Chad M. Harman, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 95 on the Final Plat of Phase Eleven, Section One, Brandywine Pointe, a Planned Unit Development, of record in Plat Book 9700, Page 148, said Register's Office, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Andrew C. Bedlack and wife, Gail F. Bedlack by Warranty Deed dated 12/28/2005 from Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, acting by its General Partner, Prudential Homes Corporation of record in Instrument 200603020024492, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 156 and Plat Book 9700, Page 148, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Subdivision of record in Book 8120, Page 170, as amended of record in Book 8671, Page 484, Book 9010, Page 627, and Book 10040, Page 30, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Dock Association of record in Book 8695, Page 379, as amended of record in Book 9145, Page 957; Book 9576, Page 846; Book 9776, Page 427; Book 10447, Page 711 and Book 10684, Page 324, said Register's Office.
By-Laws of record in Book 10721, Page 835, said Register's Office.
Non-Exclusive Easement for Parking, Ingress and Egress of record in Book 11108, Page 555, said Register's Office.
Easement of record in Instrument 200108240091875, said Register's Office.
Charter of Brandywine Pointe Dock Association, Inc. of record in Book 8637, Page 563, said Register's Office.
Charter of Brandywine Pointe Community Association, Inc. of record in Book 9013, Page 39 and Book 9117, Page

77, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1617 Rachel Way, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 9th day of June, 2014.

Andrew C. Bedlack

Gail F. Bedlack

State of Tennessee
County of Wilson

Personally appeared before me Andrew C. Bedlack and Gail F. Bedlack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of June, 2014.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122