BILL GARRETT, Davidson County
Trans:T20140042714 DEEDWARR
Recvd: 06/17/14 10:35 2 pgs
Fees:13.00 Taxes:2941.50
20140617-0052643

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14050777**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $795,000.00. Affiant Subscribed and sworn to before me, this 16th day of June, 2014. Notary Public My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

Address New Owner: Andrew L Ginsberg 3701 Woodmont Lane Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ PINNACLE BANK 150 3RD AVE SOUTH NASHVILLE, TN 37201	Tax Information: Tax Parcel ID No. 116-12-0-029.00

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, **John B. Harvey and Jill M. Harvey, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Louis Ginsberg and Jessica Lynn Ginsberg, 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 1, BLOCK "E", WOODMONT LANE HOMESITES, as shown on plat of record in Plat Book 1130, Page 13, 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 John B. Harvey and wife Jill M. Harvey by Warranty Deed from Michael A. Roddick and wife, Sherri E. Roddick, recorded on the 19th day of October, 2007 in Instrument No. 20071019-0124235, 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 WOODMONT LANE HOMESITES, as recorded in Plat Book 1130, Page(s) 13.

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

Easement recorded in Book 10887, Page 757.

This is improved property located at 3701 Woodmont Lane Nashville TN 37215

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 16th day of June, 2014.

John B. Harvey by James T. Harris, attorney-in-fact
John B. Harvey by James T. Harris
Attorney-in-Fact

Jill M. Harvey by James T. Harris, attorney-in-fact
Jill M. Harvey by James T. Harris
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James T. Harris with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for John B. Harvey of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16 day of June, 2014.

Lana M. Alessio
Notary Public

My Commission Expires: LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James T. Harris with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Jill M. Harvey of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16 day of June, 2014.

Lana M. Alessio
Notary Public

My Commission Expires: LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017