BILL GARRETT, Davidson County
Trans:T20140052572 DEEDWARR
Recvd: 07/21/14 15:44 3 pgs
Fees:18.00 Taxes:675.25
20140721-0064703

This Instrument Prepared by:
Edwin S. Pyle
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

SUSANNE C. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $182,500.00.

Paul Harris
Affiant

Subscribed and sworn to before me this
21st day of July, 2014.

Susanne C. Pugh
Notary Public

My Commission Expires: May 8, 2018

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
Paul A. Harris **565 Holt Valley Road** **Nashville, Tennessee 37221**	**Same as Owner**	**128-11-0 021.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **ELIZABETH E. BURNETT,** Grantor, has bargained and sold and does hereby transfer and convey unto **PAUL A. HARRIS**, hereinafter referred to as "Grantee", his successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, known generally as 565 Holt Valley Road, Nashville, Tennessee, 37221, and more particularly described in **Exhibit A** attached hereto and incorporated by this reference, the "Property".

The Property is improved property known as **565 Holt Valley Road, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, his successors and assigns, forever.

AND Grantor covenants with the Grantee that she is lawfully seized and possessed of the Property in fee simple, that she has good right to sell and convey the same, that the same is

unencumbered, and that Grantor covenants and binds herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, except for: (1) 2014 real estate taxes and future years, liens but not yet delinquent, which are being prorated at closing and which are assumed by the Grantee, (2) such facts as would be disclosed by a comprehensive survey of the Property, (3) all matters appearing on that document of record in Plan Book 4300, Page 174, in the Register's Office for Davidson County, Tennessee, (4) all matters appearing as restrictions of record at Book 4767, page 930, said Register's Office, and (5) such easements, restrictions, and other matters as appear of record as may affect the Property.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 21st day of July, 2014.

ELIZABETH E. BURNETT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared ELIZABETH E. BURNETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of July, 2014.

Notary Public

My Commission expires: May 8, 2018

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being Lot No. 21 as shown on the map entitled Holt Meadows, of record in Plat Book 4300, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth E. Burnett by Special Warranty Deed from Felix Vendetti of record as Instrument No. 20130930-0102365, dated September 30, 2013, said Register's Office.