THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081605** BILL GARRETT, Davidson County Trans:T20140062699 DEEDWARR Recvd: 08/25/14 10:09 2 pgs Fees:13.00 Taxes:2253.30 20140825-0077162	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $609,000.00. Susan Dale Affiant Subscribed and sworn to before me, this 15th day of August, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Todd Luebbe and Jennifer Luebbe 211 Burlington Place Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ Farmington Financial A DIVISION OF CAPSTAR BANK 2002 Richard Jones Rd, #3004 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 117-09-0-C-25.00 CO

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, **Harris Family Texas Partners,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd J. Luebbe and Jennifer H. Luebbe, 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 25, BURLINGTON, as shown on plat of record in Plat Book 5200, Pages 403-406, 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 by Quitclaim Deed from Jackson Harris, Jr., Ginger Harris Eby, Julia Harris Anderson and Jeanne Marie Broadwell (a/k/a Jeannie Marie Harris) to Harris Family Texas Partners, L.P., a limited partnership as recorded on the 1st day of August, 2008 in Instrument No. 20080801-0078689 and General Warranty Deed from Martha Gene Neyland Harris, Trustee of the Martha Gene Neyland Harris Personal Residence Trust - 1995 to Jackson Harris, Jr., Ginger Harris Eby, Julia Harris Anderson and Jeanne Marie Harris as recorded on the 27th day of July, 2006 in Instrument No. 20060727-0090836, 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.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURLINGTON, as recorded in Plat Book 5200, Page(s) 403-406.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5863, Page 796 and Book 6046, Page 134.

Charter of Homeowners Association recorded in Book 6018, Page 349.

This is improved property located at 211 Burlington Place 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 15th day of August, 2014.

Harris Family Texas Partnership, LP, a Texas limited partnership

Susan Dale, agent
By: Susan Dale, Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Susan Dale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Harris Family (Texas) Partners, LP, a Texas limited partnership, the within named bargainor, and that she as such Authorized Agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid Authorized Agent

Witness my hand, at office, this 15th day of August, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014