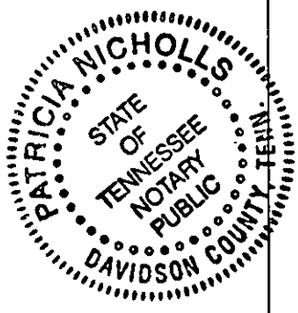
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Harwell Properties, LLC	NEW OWNER	Parcel ID:
5337 Weber Road		09713002100
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Charles A. Hedgepath and Nikki Jo Rowlette, Devisees under the Will of Charles Eddie Hedgepath

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Harwell Properties, LLC
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 132, on the Plan of Larchwood Subdivision, Section Two, of record in Plat Book 5200, Pages 57, 58, and 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles Eddie Hedgepath by Quitclaim Deed from Faye Marie Hedgepath, of record in Book 10322, Page 841, dated January 7, 1997, Register's Office for said County. See also deed of record in Book 9434, Page 407, said Register's Office. The said Charles Eddie Hedgepath died testate on November 14, 2014, and the Will was admitted to Probate as Probate No. 14P-2006 of record in Probate Court for Davidson County, Tennessee.

This conveyance is subject to Restrictions and By-Laws of record in Book 5479, Page 443, amended in Book 5681, Page 532; Book 5688, Page 696; Book 5773, Page 797; Book 6011, Page 130, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 57, 58, 59, said Register's Office; (3) Sewer Easements to Metro of record in Book 4868, Page 616; Book 5569, Page 99; Book 5626, Page 823; Book 5728, Page 449 and 453; Book 6434, Page 906; and Book 6592, Page 370, Register's Office for said County; (4) Easement to Metro for Water Mains & Taps of record in Book 5626, Page 823 and Book 5728, Page 472, Register's Office for said County; (5) Easement to Metro for Sewer & Drainage of record in Book 5699, Page 230 and Book 6434, Page 906, Register's Office for said County.

Nikki Joe Rowlette and Nikki Jo Rowlette being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 801 Norwalk Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20140096005 DEEDWARR
Recvd: 12/23/14 12:55 2 pgs
Fees:13.00 Taxes:451.40
20141223-0117405

Witness our hands this 22nd day of December, 2014.

Charles A. Hedgepath

Nikki Jo Rowlette

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Hedgepath and Nikki Jo Rowlette, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.