# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150017177 DEEDWARR
Recvd: 03/10/15 10:40 2 pgs
Fees:13.00 Taxes:1665.00
20150310-0020320

R-BR-15-813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/16/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Gerald A. Figal and Sara L. Figal** | **First Community Mortgage, Inc.** | |
| (NAME) | (NAME) | **128-3-B-48.00 CO** |
| **813 Huntwood Place** | **275 Robert Rose Drive** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | **Murfreesboro, TN 37129** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MICHAEL LYNN HARLOW AND LISA DIANNA HARLOW, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GERALD A. FIGAL AND SARA L. FIGAL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 48, WILLIAMSPORT SUBDIVISION, SECTION TWO, as shown on plat of record in Plat Book 9700, Page 705, 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 Michael Lynn Harlow and Lisa Dianna Harlow, husband and wife by Warranty Deed from Barry Construction Co., a Tennessee Corporation, recorded on the 2nd day of November, 1999 in Deed Book 11727, Page 660, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Plat Book 9700, Page(s) 705 and PUD Boundary Plat recorded in Plat Book 7900, Page 607, said Register's Office.
- Restrictions recorded in Book 9144, Page 703, said Register's Office.
- Charter of Homeowners Association recorded in Book 9144, Page 697, said Register's Office.
- Conveyance to Homeowners Association for Common Area recorded in Book 9363, Page 560, said Register's Office.
- Easement to Harpeth Valley Utilities District, recorded in Book 5202, Page 769, Book 5258, Page 267, Book 8300, Page 12, Book 8626, Page 836, Instrument Nos. 20040511-0053728, 20040511-0053729 and 20080409-0035856, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **813 Huntwood Place, Nashville, Tennessee 37221**.

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 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 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 my/our hand(s) this the 4th DAY OF MARCH, 2015.

/s/ Michael Lynn Harlow by Lisa Dianna Harlow as attorney in fact

Michael Lynn Harlow by Lisa Dianna Harlow as Attorney in Fact

Lisa Dianna Harlow

Lisa Dianna Harlow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA DIANNA HARLOW, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL LYNN HARLOW, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL LYNN HARLOW.

Witness my hand and official seal, this the 4 of March, 2015.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA DIANNA HARLOW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 of March, 2015.

C. Loy Carney

Notary Public
My Commission Expires
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212