WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-JG-15-110

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)
Jonathan Harwell	**New Owner**	
(NAME)	(NAME)	**131-08-0C-005.00**
110 Colony Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **JOSEPH M. FARRINGTON, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN HARWELL, EMMA V. HARWELL AND KATHERINE M. HARWELL, TRUSTEES OF THE MARY ANNE HARWELL SPOUSAL RESIDENCE TRUST,** 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 Unit E, together with an undivided one-eighth (1/8th) interest in the common elements of Colony Court Condominium, a Horizontal Property Regime Established by Master Deed, of record in Plat Book 6379, Page 242, in the Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit "D" to the aforementioned Master Deed being located upon Lot No. 3 on the Plan of Colony Court of record in Plat Book 6250, page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara A. Wolcott, unmarried by Warranty deed from Carolyn K. Delbridge, unmarried of record in Book 9088, page 1, Register's Office for Davidson County, Tennessee, dated September 17, 1993 and recorded on September 22, 1993.

Being the same property conveyed to Joseph M. Farrington, married by Quitclaim deed from Barbara A. Wolcott, unmarried of record in Instrument No. 20150211-0012673 Register's Office for Davidson County, Tennessee, dated February 6, 2015 and recorded on February 11, 2015.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 116, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Colony Courtof record in Book 6379, Page 242, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **110 Colony Court , Nashville, Tennessee 37204**.

BILL GARRETT, Davidson County
Trans:T20150028921 DEEDWARR
Recvd: 04/17/15 09:04 2 pgs
Fees:13.00 Taxes:1202.50
20150417-0034063

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 10 DAY OF APRIL, 2015.

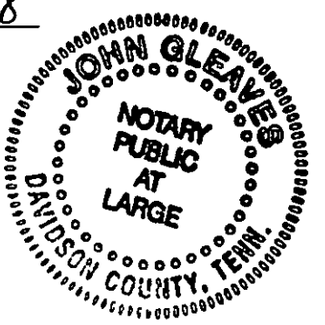
Joseph M. Farrington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. FARRINGTON, 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 10th of April, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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