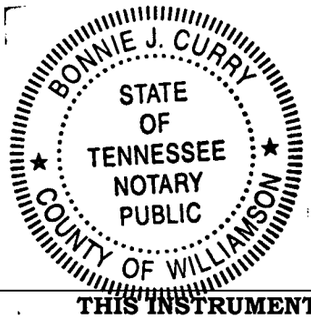


State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$818,850.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2015.

Notary Public

My commission expires: 11-4-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Timothy C. Harvey	Timothy C. Harvey	**131-02-0-144.00**
4201 Kirtland Road	15 Colonel Winstead Dr.	
Nashville, TN 37215	Brentwood, TN 37027	

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,

LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TIMOTHY C. HARVEY, MARRIED,

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:

Land in Davidson County, Tennessee, being Lot No. 64 on the Map of Hollywood Place, as of record in Book 547, page 85 and 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 100 feet on the westerly side of Kirtland Ave, formerly Pickford Avenue and runs back between parallel lines, along the southerly margin of Overhill Drive, formerly Hollywood Drive, 187.5 feet to a dead line.

Being the same property conveyed to LAND DEVELOPMENT.COM, INC., by deed from GILLIAM O. TRAUGHBER III AND STEPHEN A. BERRY, of record as Instrument No. 20130506-0045374, dated April 8, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **4201 Kirtland Road, Nashville, TN 37215**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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:T20150034041 DEEDWARR
Recvd: 05/04/15 14:45 2 pgs
Fees:13.00 Taxes:3029.75
20150504-0040286

Witness my/our hand(s) this 30th day of April, 2015.

Land Development.com, Inc., a Tennessee corporation

By: _____
Ardavan Afrakhteh, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Afrakhteh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Land Development.com, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ardavan Afrakhteh as President.

Witness my hand, at office, this 30th day of April, 2015.

_____
Notary Public

My Commission Expires: 9-26-16

