WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150054789 DEEDWARR
Recvd: 07/07/15 14:49 2 pgs
Fees: 13.00 Taxes: 2405.00
20150707-0065845

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7595 HARVEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Timothy C. Harvey	same	117-5-134.00
3621 Woodmont Blvd		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

B AND T PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF, WILLIAM T. OWEN AND WILLIAM B. OWEN

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

TIMOTHY C. HARVEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3621 Woodmont Blvd, 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(S), their heirs and/or 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/or 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 its hand on the 25th day of June, 2015.

B and T Partnership, a Tennessee general partnership

BY: _____
William T. Owen, Partner

BY: _____
William B. Owen, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, William T. Owen and William B. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Partners of B AND T PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF, WILLIAM T. OWEN AND WILLIAM B. OWEN, the within named barganor, a partnership, and that William T. Owen and William B. Owen, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said partnership for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of June, 2015.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

15-7595 HARVEY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lots Nos. 7 to 12, of Block "C", on the revised plan of the Life and Casualty Insurance Company's Subdivision of Woodmont Acres, as of record in Book 843, Page 102, Register's Office for Davidson County, Tennessee. Said Lots Nos. 7 to 12, adjoin and front together 155 feet on the Southerly side of Woodmont Boulevard, and run back along the Westerly margin of Ruland Place, 150 feet to a dead line measuring 153.9 feet.
Being the same property conveyed to B and T Partnership, a Tennessee general partnership composed of, William T. Owen and William B. Owen by Warranty Deed from Ovada Holt, a widow, recorded on the 16th day of July, 2001 in Instrument No. 20010716-0075141, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF LIFE AND CASUALTY INSURANCE COMPANY'S SUBDIVISION OF WOODMONT ACRES, as recorded in Plat Book 843, Page(s) 102, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).