WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150069772 DEEDWARR
Recvd: 08/19/15 09:29 2 pgs
Fees: 13.00 Taxes: 407.00

20150819-0083398

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 09-12-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tenn. Contractors, Inc.	Tenn. Contractors, Inc.	098-00 52.02
(NAME)	(NAME)	
390 Mallory Station Road, Suite 106	390 Mallory Station Road, Suite 106	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Bruce E. Harp and wife, Richelle L. Harp,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tenn. Contractors, Inc.,** 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 the 2nd Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by MEC, Inc., dated 3/20/01 as follows:

Beginning at an iron rod in the southerly margin of Cape Hope Pass, said iron rod being the northwest corner of Lot 20, Phase One, Section 2, New Hope Point as recorded in Book 9700, page 480, Register's Office for Davidson County, Tennessee; thence along the lines of said Lot 20, South 26 degrees 42 minutes 00 seconds West a distance of 89.71 feet to an iron rod; thence South 76 degrees 20 minutes 54 seconds East a distance of 10.34 feet to an iron rod; thence along the westerly line of Phase One, Section Two, New Hope Point as recorded in Book 9700, page 431, said Register's Office, South 09 degrees 03 minutes 21 seconds West a distance of 325.00 feet to an iron rod; thence along the northerly line of George Bouldin as recorded in Instrument No. 20010205-0010996, North 76 degrees 38 minutes 32 seconds West a distance of 460.00 feet to an iron rod; thence along the easterly line of Phase Two, The Peninsula, as recorded in Book 9700, page 352, said Register's Office, North 09 degrees 05 minutes 16 seconds East a distance of 327.35 feet to an iron rod; thence along the lines of the aforementioned Section Three, South 76 degrees 20 minutes 54 seconds East a distance of 398.35 feet to an iron rod; thence North 26 degrees 42 minutes 00 seconds East a distance of 102.06 feet to an iron rod; thence along the southerly margin of Cape Hope Pass, South 63 degrees 18 minutes 00 seconds East a distance of 18.71 feet to an iron rod; thence along a curve to the right an arc distance of 31.29', said curve having a radius of 643.64 feet, a chord direction of South 61 degrees 54 minutes 26 seconds East and a chord length of 31.29 feet to the point of beginning.

Being the same property conveyed to Bruce E. Harp and wife, Richelle L. Harp, by Warranty Deed from Donald H. Ammons, unmarried, dated February 21, 2007, of record in Instrument No. 20070223-0022956, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Easement as set out in Instrument No. 20010614-0062786 and Instrument No. 20010205-0010996; Alternative easement of record in Instrument No. 20010205-0010996, Register's Office for Davidson County, Tennessee. ; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 5572 S. New Hope Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 13th day of August, 2015.

Bruce E. Harp

Richelle L. Harp

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bruce E. Harp and Richelle L. Harp, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 13th day of August, 2015.

Notary Public
My Commission Expires: _____

File No.: 21336

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016