BILL GARRETT, Davidson County
Trans:T20150095362 DEEDWARR
Recvd: 11/09/15 13:31 3 pgs
Fees:18.00 Taxes:2434.60
20151109-0113888

THIS INSTRUMENT PREPARED BY:
Southern Tennessee Title & Escrow, LLC
P.O. Box 310
Winchester, Tennessee 37398

TAX RESPONSIBILITY and OWNER:

Stefan Rex Hubbard and wife, Rachel Muro Hubbard
3902 Woodlawn Dr.
Nashville TN 37205

Tax ID: Map 116-04-0, Parcel 011.00

WARRANTY DEED

For a full and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, We, **Susan O. Harwell and husband, Joseph A. Harwell, by and through his duly appointed, authorized and acting Attorney-in-Fact, Susan O. Harwell, by virtue of Power-of-Attorney dated** 10-26-2015, **recorded in Trust Book** *____, **page** _____, **Register's Office of Davidson County, Tennessee,** *20151109-0113887 have this day bargained and sold and do hereby transfer and convey unto **Stefan Rex Hubbard and wife, Rachel Muro Hubbard**, their heirs and assigns, certain real estate located in the land of Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being the west half of Lot No. 1 on the Map of Kimpalong Place, of record in Plat Book 547, Page 18, Register's Office of Davidson County, Tennessee.

SAID part of Lot No. 1 fronts 100 feet as the northerly side of Woodlawn Avenue and extends back 202.5 feet on the westerly line and 202 feet more or less on the easterly line, to the south line of Lot No. 24 of said Subdivision and measure 79.5 feet thereon.

Being the same property conveyed unto Joseph A. Harwell and wife, Susan O. Harwell from Lynn Michelle Harwell a/k/a Lynn Michelle Harwell, by deed dated December 28, 2012 and filed of record in Instrument # 20121231-0120903, Register's Office of Davidson County, Tennessee. Previously conveyed unto Lynn Michelle Harwell, by Quitclaim Deed dated August 21, 2006 for Terminating a Tenancy by Entirety from William B. Harwell, Jr. and wife, Lynn Michelle Harwell and Jack W. Robinson, Sr., Trustee, of record in Instrument No. 20060823-0103646, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, mineral rights, easements and rights of way for public utilities.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY. DEED DRAWN WITHOUT BENEFIT OF CURRENT SURVEY.

TO HAVE AND TO HOLD to the said **Stefan Rex Hubbard and wife, Rachel Muro Hubbard**, their heirs and assigns forever.

We covenant with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of the above described real estate, that we have a good

and perfect right to sell and convey it, and that the same is free and unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the above described property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 27th day of October, 2015.

Susan O. Harwell

Joseph A. Harwell by Susan O. Harwell, Attorney-in-fact
Attorney-In-Fact

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STATE OF TENNESSEE)
COUNTY OF Franklin)

Personally appeared before me, the undersigned, a Notary Public in and for the above State and County, the within named **Susan O. Harwell**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal before me on this 27th day of October, 2015.

Notary Public – ~~B. Patrick Lynch~~

BRANDY SCOTT STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

My commission expires: ~~10/23/2018~~ 11/10/2015

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STATE OF TENNESSEE)
COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public in and for the above State and County, the within named **Susan O. Harwell**, as Attorney-in-Fact for **Joseph A. Harwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal before me on this 27th day of October, 2015.

Notary Public ~~B. Patrick Lynch~~

BRANDY SCOTT STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

My commission expires: ~~10/23/2018.~~ 11/10/2015

STATE OF TENNESSEE
COUNTY OF Franklin

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$658,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Stephen Rex Hilliard
AFFIANT

Subscribed and sworn to before me this 27th day of October, 2015.

BRANDY SCOTT STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Brandy Scott
NOTARY PUBLIC – ~~B. Patrick Lynch~~ Brandy Scott

My commission expires: ~~10/23/2018~~ 11/10/2015