WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Kristen Boody
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

STEVEN HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

O-VRES-16-2626-T

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)
Jennifer D. Harden and Nathan Harden	SNBC MORTGAGE CORP.	
(NAME) **2626 Wayland Court**	9311 SAN PEDRO #100 (NAME)	**130-15-56.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBYN A. BARBER AND WILLIAM D. LESTER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER. D. HARDEN AND NATHAN HARDEN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 18 on the Plan of Harpeth View Estates, Section II, of record in Plat Book 2330, Page 26, and the southwest part of Lot No. 10 on the Plan of Harpeth View Estates, of record in Plat Book 1835, Page 69, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Wayland Court at the corner of Lot Nos. 17 and 18 on said Plan of Harpeth View Estates, Section II; thence with the line between Lot Nos. 17 and 18, southwestwardly 178.1 feet to the southeast corner of said Lot No. 17; thence south 50 deg 07' east 284.7 feet to a monument at the beginning of a curve; thence around said curve, having a radius of 1189 feet, southeasterly 18.7 feet to the west corner of Lot No. 12 on said Plan of Harpeth View Estates, as of record in Plat Book 1835, Page 69, said Register's Office; being also the southwest corner of Lot No. 11 on said plan; thence with the westerly line of said Lot No. 11, north 18 deg. 03' east 110 feet to the southwest corner of said Lot No. 10; thence with the line between said Lot Nos. 10 and 11, eastwardly 112 feet, more or less, to the southerly margin of said Court; thence with same, around a curve having a radius of 226.7 feet, northwestwardly 217.6 feet; continuing with the southerly margin of said Court, northwestwardly 150 feet to the beginning of another curve; thence continuing with the southerly margin of said Court, westwardly with a curve(s) to the point of beginning.

Being the same property conveyed to Robyn A. Barber and William D. Lester, Wife and Husband, by Warranty Deed from Robert A. Johnson and wife, Phyllis V. Johnson, recorded September 5, 2000, in Instrument No. 20000905-0087737, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plans of record in Plat Book 1835, Page 69 and Plat Book 2330, Page 26, Register's Office for Davidson County, Tennessee;
- Subject to Amendment and Change of Building Setback Line of record in Book 5171, Page 205, Register's Office for Davidson County, Tennessee;
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, Register's office for Davidson County, Tennessee;
- Easement for Water Line of record in Book 1728, Page 127, Register's Office for Davidson County, Tennessee;
- 2016 Property taxes for Davidson County, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2626 Wayland Court, Nashville, Tennessee 37215**.

BILL GARRETT, Davidson County
Trans: T20160060581 DEEDWARR
Recvd: 07/14/16 15:44 2 pgs
Fees: 13.00 Taxes: 2238.50
20160714-0072554

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 12th DAY OF JULY, 2016.

Robyn A. Barber

William D. Lester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBYN A. BARBER, 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 12th of July, 2016.

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM D. LESTER, 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 12th of July, 2016.

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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