THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33255-09-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me this 21st day of November, 2016. Notary Public My Commission Expires:

Prepared by:
Record and Return to:
Closing Department Title, Inc
2002 Richard Jones Rd., Ste 200-A
Nashville, TN 37215

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Mary Hilliard Harrington Ryan Harrington 1040 Lynnwood Boulevard Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 144 02 0 014 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William L. Harbison and wife, Patricia B. Harbison**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Hilliard Harrington and Ryan Harrington, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1040 Lynnwood Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of November, 2016.

William L. Harbison

Patricia B. Harbison

BILL GARRETT, Davidson County
Trans:T20160103401 DEEDWARR
Recvd: 11/22/16 14:02 2 pgs
Fees:13.00 Taxes:2960.00
20161122-0123377

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William L. Harbison and Patricia B. Harbison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Chickering Hills, Section I, of record in Book 2331, page 8, Register's Office for said County.

Said Lot No. 20 fronts 220 feet on the easterly side of Lynwood Boulevard and runs back 324.3 feet on the northerly line and 291.5 feet on the southerly line to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to William L. Harbison and wife, Patricia B. Harbison, by deed dated December 5, 1996 from Myrtle Stanford Brown (now Lambos) and husband Chris Lambos, of record in Book 10283, page 825, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 2331, page 8, Register's Office for Davidson County, Tennessee.