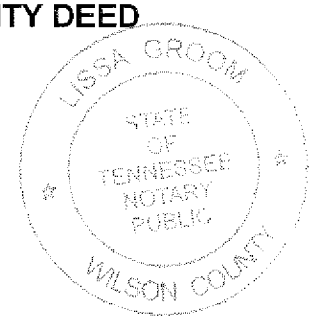
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Debbie A. Headrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2017.

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 9-16-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter John Gordon	Peter John Gordon	081-06-0A-023.00-CO
(NAME)	(NAME)	
327 N Ellis St	327 N Ellis St	Davidson County DEEDWARR Recvd: 03/01/17 15:04 3 pgs Fees:18.00 Taxes:943.50 **20170301-0020419**
(ADDRESS)	(ADDRESS)	
Cape Girardeau, MO 63701	Cape Girardeau, MO 63701	
(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 considerations, the receipt of which is hereby acknowledged, we, **Kevin A. Harl and Wife, Jacinta M. Harl**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Peter John Gordon, an unmarried man**, hereinafter called the GRANTEE(S), assigns, a 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. 23, on the plan of Resubdivision of the Remainder of Lots 4 thru 8 and Part of Lot 3 of the Subdivision of the East Part of Lot 10 of the Harding Bosley Tract, also known as Shields Crest Row Houses, of record in Plat Book 547, Page 4, revised in Instrument Number 20030516-0067328 and corrected in Instrument Number 20031014-0151915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin A. Harl and wife, Jacinta M. Harl by Special Warranty Deed from Regions Bank d/b/a Regions Mortgage, dated May 27, 2014 and recorded June 3, 2014 of record in Instrument Number 20140603-0048040, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 547, Page 4, revised in Instrument Number 20030516-0067328 and corrected in Instrument Number 20031014-0151915, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded, as Instrument Number 20090430-0039420, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Storm Sewers and Sanitary Sewers recorded on December 23, 1975 in Book 4982, Page 94 and recorded on December 23, 1975 in Book 4982, Page 98, in the Register's Office for Davidson County, Tennessee. Right of Way Agreement recorded on February 26, 1946 in Book 1450, Page 514, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement water Mains and Appurtenances recorded on July 23, 1993 in Book 9027, Page 185 and recorded on July 23, 1993 in Book 9027, Page 188, in the Register's Office for Davidson County, Tennessee. Deed of Easement recorded on February 24, 1957 in Book 2638, Page 413, in the Register's Office for Davidson County, Tennessee. Easement recorded on October 12, 1988 in Book 7675, Page 468 and recorded on April 1, 1991 in Book 8320, Page 175, in the Register's Office for Davidson County, Tennessee. Quitclaim Deeds to Shields Crest Row Houses Homeowners Association, Inc., recorded in Instrument Number 20090521-0046931, Instrument Number 20090521-0046932 and Instrument

Number 20090521-0046933, in the Register's Office for Davidson County, Tennessee. Charter of the Homeowners Association recorded in Instrument Number 20100216-0011850, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record. Amended and Restated Declarations of Covenants, Coditions and Restrictions and By-Laws for Olympic Park (formerly known as Harding Bosley Tract a/k/a Shields Crest Row Houses), of record in Instrument NO. 20131004-0104723, Register's Office for Davidson County, Tennessee. Right of Way Easement Agreement of record in Book 5014, Page 27, Registers Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1923 28th Avenue N, Nashville, TN 37208

(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 GRANTEE(S), 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), 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 28th day of February, 2016.

Kevin A. Harl

Jacinta M. Harl

State of Tennessee
County of Wilson

Personally appeared before me Kevin A. Harl and Jacinta M. Harl, 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 seal this 28th day of February, 2017.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

