THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170812889** BILL GARRETT, Davidson County Trans:T20170078626 DEEDWARR Recvd: 09/08/17 09:21 3 pgs Fees:18.00 Taxes:1961.00 20170908-0092331	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $530,000.00. Affiant Subscribed and sworn to before me, this 9th day of August, 2017. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Keith E. Blaydes and Robert D. Riedel 102 ABBOTTSFORD Nashville, TN 37215-2437	Send Tax Bills To: New Owners	Tax Parcel ID: 117-13-0B-127.00 CO

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, **Clifford J. Harrison, III, individually and as the Co-Successor Trustee of the Clifford J. Harrison Revocable Trust dated August 17, 2009 and John F. Harrison, individually** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith E. Blaydes and Robert D. Riedel, a married couple**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain building site identified as Lot No. 102, on the Plan of Abbottsford of record in Plat Book 6250, Pages 419-421, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Clifford J. Harrison, Jr. and wife, Saralu F. Harrison to Clifford J. Harrison, Jr., Trustee of the Clifford J. Harrison Revocable Trust, dated August 17, 2009, as recorded on the 18th day of August, 2009 in Instrument No. 20090818-0077614 and Special Warranty Deed from Abbott Martin Corporation, a Tennessee corporation to Clifford J. Harrison, Jr., and wife, Saralu F. Harrison, as recorded on the 25th day of October, 1985 in Deed Book 6692, Page 789, in the Register's Office of Davidson County, Tennessee.

Saralu F. Harrison having died on March 30th, 2017 in Davidson County, Tennessee. Clifford J. Harrison, Jr. having died on May 8th, 2017 in Davidson County, Tennessee. See also Probate Docket #17P857 in the Circuit Court of Davidson County, Tennessee.

Clifford J. Harrison and Clifford J. Harrison, Jr. being one the same person.

Clifford J. Harrison, III and John F. Harrison appointed as successor co-Trustees. See Delegation by Successor Co-Trustee of record in Instrument No. 20170908-0092329, and Power of Attorney of record in Instrument No. 20170908-0092330 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABBOTTSFORD, as recorded in Plat Book 6250, Page(s) 419-421, amended in Book 6735, Page 868, Book 6771, Page 683 and Surveyors Certificate of Correction recorded in Book 6800, Page 164.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6478, Page 177, Book 6530, Page 242, Book 6537, Page 303, Book 6787, Page 197, Book 8106, Page 110, Book 458, Page 810, Instrument Nos. 20010330-0030930, 20010502-0045152, 20010514-0049648, 20131218-0127945, 20131218-0127946, 20150511-0042928, 20160523-0051264 and 20160523-0051266.

Terms and provisions of by-Laws recorded in Book 8627, Page 254, Book 9381, Page 876, Instrument Nos. 20131218-0127949 and 20160523-0051265.

Charter of Homeowners Association recorded in Book 6548, Page 213.

Easement for Reciprocal Easements, recorded in Book 6478, Page 177 and Book 6530, Page 242.

Easement for Stormwater Detention Agreement, recorded in Book 6555, Page 328.

Conveyance to Homeowners Association for Common Areas, Recreational Areas, Walkways & Roads recorded in Book 7175, Page 761.

Leasing Rules recorded at Instrument No. 20140408-0029142.

Parking Rules recorded at Instrument No. 20140307-0019563.

This is improved property located at 102 ABBOTTSFORD Nashville TN 37215-2437

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 9th day of August, 2017.

Clifford J. Harrison, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clifford J. Harrison, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Clifford J. Harrison, III, Co-Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clifford J. Harrison, III with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Co-Successor Trustee of the Clifford J. Harrison Revocable Trust dated August 17, 2009, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 9th day of August 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

John F. Harrison by Clifford J. Harrison, III, as Attorney-in-Fact
as Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Clifford J. Harrison, III** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for John F. Harrison,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of August 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018