THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33895-08-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,395,000.00. Carmen Coats Affiant Subscribed and sworn to before me this 29th day of September, 2017. Notary Public My Commission Expires: 9/7/2020

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

WARRANTY DEED

Address New Owner: Mickey L. Harlow and Jan Harlow 1139 Battery Lane Nashville, TN 37220	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131 12 0 098 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, **Victor E. Giovanetti and wife, Katherine E. Giovanetti** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mickey L. Harlow and Jan Harlow, husband and wife** ("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 1139 Battery Lane, Nashville, TN 37220.

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.

Bill Garrett Davidson County
Batch# 7884 **DEEDWARR**
10/03/2017 03:07:57 PM 3 pgs
Fees: $18.00 Taxes: $8,861.50

20171003-0101398

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of September, 2017.

Victor E. Giovanetti

Katherine E. Giovanetti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Victor E. Giovanetti and Katherine E. Giovanetti, 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 29th day of September, 2017.

GEORGE E. MUDDER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Derryberry Property, of record in Instrument No. 20011206-0134231, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Victor E. Giovanetti and Katherine E. Giovanetti, husband and wife, by deed dated August 12, 2013 from Renasant Bank of record in Instrument No. 20130816-0086299, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 131 12 0 098 00.
2. All matters appearing on the Plan of record as Instrument No. 20011206-0134231, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4298, page 467, and Book 4940, page 902, Register's Office for Davidson County, Tennessee.