BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Bill Garrett Davidson County
Batch# 75238 DEEDWARR
04/02/2018 10:44:42 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20180402-0030089

AFTER RECORDING RETURN TO:
Notestine Law Firm
Robert J. Notestine III, Attorney
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205
File Number 18-02-15577 Box 26b

ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Aubrey B. Harwell, Jr., Trustee	{ NEW OWNER	} 130-07-126.00 }
{1201 Demonbreun Street	{	} }
{Nashville, TN 37203	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205		}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Lori D. Halloran and Michael J. Dioguardi, as tenants in common (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Aubrey B. Harwell, Jr., Trustee (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Seventh (7th) formerly the Eleventh (11th) Civil District of Davidson, Tennessee being Lot No. 13 and the Westerly one-half of Lot No. 12 on the Final Plat of Sharbert's Harding Place Subdivision, not of record, described according toa survey made by W. B. Southgate, Surveyor, as follows:

Beginning on the Northerly margin of Harding Place at the common corner of Lot Nos. 13 and 14; thence with a line between said two lots Northwardly 350 feet to the common corner of Lots Nos. 13, 14, 23 and 24; thence with the South line of Lots Nos. 24 and 25 Eastwardly 150 feet to the middle of Lot No. 12; thence with the centerline of Lot No. 12 Southwardly 350 feet to the northerly margin of Harding Place; thence with the Northerly margin of said Place, Westwardly 150 feet to the point of beginning.

Being the same property conveyed to James M. Halloran and Michael J. Dioguardi, as tenants in common by Warranty Deed from Norma McCormick, as Executor of the Estate of Mary Frances Petway, deceased of record in Instrument No. 20030916-0136180, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Lori D. Halloran by Quitclaim Deed from James Michael Halloran of record in Instrument No. 20081023-0106182, said Register's Office for Davidson County, Tennessee.

This is improved property known as 3820 Harding Place, Nashville, Tennessee 37215.

This conveyance is subject to the following:

1. Taxes for the year 2018 for Davidson County, Tennessee.
2. Easement for Water Main and Water Privileges of record in Book 756, page 509 and Book 944, page 578, said Register's Office for Davidson County, Tennessee.

3. Easements of record in Book 4305, page 850, Register's Office for Davidson County, Tennessee.
4. Easement for public utility purposes across the rear of said lots ash shown on survey made by W.B. Southgate, Surveyor.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $750,000.00.
(
(
(Subscribed and sworn to before me
(this 30 day of March, 2018.
(
(
((My Commission Expires: _____

Affiant

Notary Public

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

Witness my hands this 29th day of March, 2018.

Lori D. Halloran

Michael J. Dioguardi

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Lori D. Halloran with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes herein.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of March, 2018.

My Commission Expires:_____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
May 7, 2021

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Michael J. Dioguardi with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes herein.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of March, 2018.

My Commission Expires:_____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
May 7, 2021