Bill Garrett Davidson County
Batch# 128934 DEEDWARR
08/14/2018 02:27:30 PM 5 pgs
Fees: $28.00 Taxes: $1,202.50
20180814-0080336

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181001

~~After Recording Return To The Above~~.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $325,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 14th day of August, 2018.

Notary Public
My Commission Expires: 2-15-19

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

THIS INDENTURE, made this 14th day of August, 2018, among:

JAMES SHANNON NORMAN , MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

Harrington Homes, LLC
A Tennessee limited liability comapny

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land located in the 7th Councilmanic District, Davidson County, Tennessee, and described according to a survey by Rocky L. Montoya, Tn. Lic No. 697 dated

Beginning at an iron rod (set) in the north margin of Riverside Drive, said point being the north east corner of tax map 83-03, parcel 120, the south west corner of this lot; thence, along the south line of this lot north 30° 02' 11" west passing a corner at 190 feet, said point being the north east corner of tax map 83-03, parcel 120, the north west corner of parcel 120, a total distance of 304.55 feet to an existing corner post, said point located in the south line of tax map 83-03, parcel 111, the north west corner of this lot; thence, along the north west line of this lot as follows; north 65° 25' 18" east 48.56 feet to an iron rod (old); being the south east corner of said parcel 111, the south west corner of tax map 83-03, parcel R90CO, O. I. C. Porter Road Place; thence, continuing along said north west line north 71° 20' 18" east 44.50 feet to an iron rod (old), said point being the north east corner of this lot; thence, along the north line of this lot south 29°25' 20" east 60.05 feet to an iron rod (old), said point being the south west corner of said parcel R90CO property, the north west corner of tax map 83-03, parcel 123; thence, continuing along the north line of this lot south 29° 46' 13" east 232.70 feet to an iron rod (set) in the north margin of Riverside Drive; thence with said margin south 60° 58' 20" west 90.26 feet to the point of beginning, containing 27,285 square feet, 0.626 acres more or less.

Being the same property conveyed to James Shannon Norman and wife, Rachel English Norman by Warranty deed from Jean S. Norman and husband, Charles H. Norman, Jr. of record in Book 2742, page 97, Register's Office for Davidson County, Tennessee, dated March 14, 1958 and recorded on April 19, 1958. (Value or consideration shown in aforementioned deed $0.00.) Being also known as 1414 Riverside Drive Nashville, Tennessee 37206.

Said interest is now vested in James Shannon Norman, as surviving tenant by the entirety, the said Rachel English Norman having since died on May 18,2002. The said James Shannon Norman having since remarried. The herein described property is not now nor ever has been the principal place of residence of the Grantors spouse herein.

Also, see attached "EXHIBIT A" regarding Survey.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey

having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

James Shannon Norman

James Shannon Norman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, James Shannon Norman the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2018.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

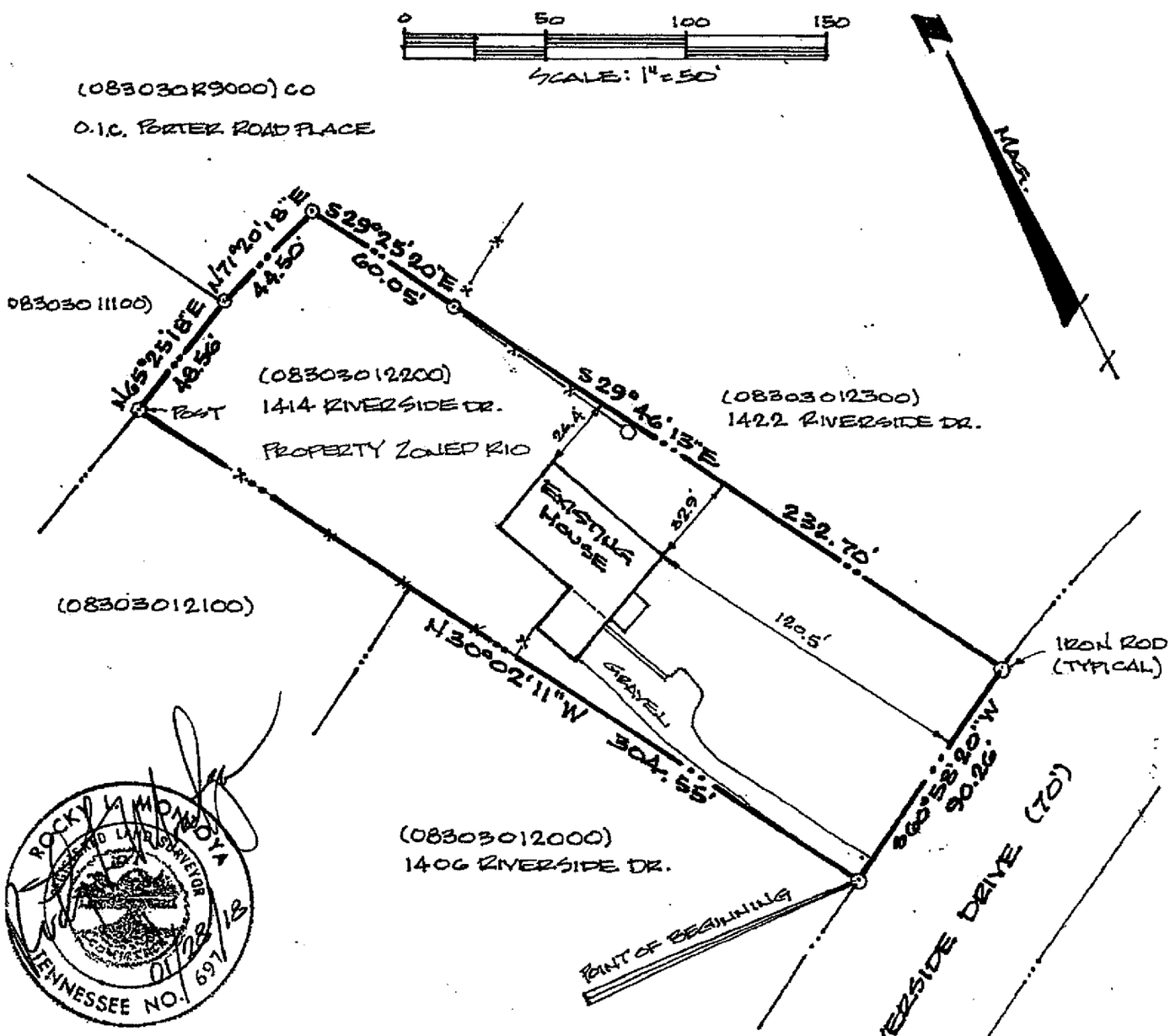
Name: Harrington Homes, LLC
Address: 1414 Riverside Drive
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Harrington Homes, LLC
Address: 745 Osborne Lane
City, State, Zip: Murfreesboro, TN 37130

Tax ID: 083-03-0-122.00

"EXHIBIT A"



BOUNDARY SURVEY

NOTES:

1. This lot is not included in an area designated "special flood hazard" on Federal flood maps available me at this time.
2. I hereby certify that this survey has been made using the latest recorded deeds and other information furnished by title attorney, that there are no encroachments or projections other than those shown, and that the survey is correct to the best of my knowledge and belief.

PROPERTY JAMES S. NORMAN
SUBDIVISION BROWNSVILLE
ADDRESS 1414 RIVERSIDE DRIVE CITY NASHVILLE
COUNTY DAVIDSON PLAT BOOK 21 PAGE 9
LOT NO. P/T 60 BLOCK ___ JOB NO. RIVERSIDE BY: RLM

TN. RLS 697

ROCKY MONTOYA-LAND SURVEYING
1105 OLD DICKERSON PIKE-GOODLETTSVILLE, TN. 37072
PHONE: (615) 247-1210 EMAIL

201808140080336

True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Tammy McCauley**, a notary public for this county and state, **Teresa Taylor** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/22/21

Notary Seal

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN