Karen Johnson Davidson County
Batch# 332576 DEEDWARR
12/19/2019 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $2,479.00
20191219-0131281

35198

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35198-12-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $670,000.00. Affiant Subscribed and sworn to before me this 17th day of December, 2019. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Robert Stefanovich, Daryl Rocco 341 Harpeth Ridge Drive Nashville, TN 37221	Send Tax Bills To: New Owners 341 Harpeth Ridge Dr. Nashville, TN 37221	Tax Information: Map and Parcel No.: 143 06 0 A 012 00CO

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, Robert Harwood and Carol Harwood, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Robert Stefanovich, unmarried and Daryl Rocco, unmarried, as joint tenants with right of survivorship ("Grantees"), their 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 341 Harpeth Ridge Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, hves a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of December, 2019.

Robert Harwood

Carol Harwood

Carol Harwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Harwood and Carol Harwood, 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 17th day of December, 2019.

Notary Public

My Commission Expires:

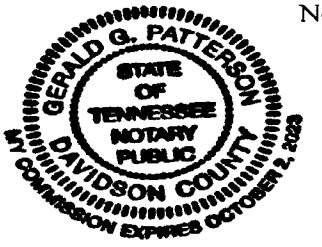


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Phase One Harpeth Trace Estates, as of record in Plat Book 5200, page 125, Registers's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Harwood and Carol Harwood, husband and wife, by deed dated March 22, 2012 from Ruben J. Estevez, an unmarried man, of record in Instrument No. 20120326-0025563, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 143 06 0 A 012 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Harpeth Trace Estates of record in Book 5120, page 208, Book 5120, page 918, amended in Book 5178, page 138, Book 5182, pages 767 and 769, and Book 5380, page 357, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 5200, page 125, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4889, page 192, Book 5099, page 783, and Book 6380, page 201, Register's Office for Davidson County, Tennessee.
5. Easement for right of way to South Central Bell Telephone, of record in Book 5597, page 186, Register's Office for Davidson County, Tennessee.
6. Overpass Construction Agreement recorded in Book 5102, page 956, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

