WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100020436 DEEDWARR
Recvd: 04/07/10 13:27 2 pgs
Fees:13.00 Taxes:588.30
20100407-0026148

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-3-2010
(AFFIX SEAL)

DELANA D. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, LLC, 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Bradley F. Morris and Jessica A. Schwab, husband and wife	Bank of America	064160D11500CO
(NAME)	(NAME)	
2216 Crescent Valley Lane	P.O. Box 619003	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75261-9003	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Erid Harrison and Elechia Harrison, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradley F. Morris and Jessica A. Schwab, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, being Lot No. 273 on the Plan of Section Three, Truxton Park, as shown of record in Instrument No. 20011024-0116272, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Erid Harrison and Elechia Harrison, husband and wife by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation filed of record 05/03/2002 in Instrument No. 20020503-0054461, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Instrument No. 20011024-0116272, Register's Office of Davidson County, Tennessee.

Subject to Restrictive covenants as shown of record in Instrument No. 20001011-0100896; Instrument No. 20001030-0107559; Instrument No. 20010522-0052910; Instrument No. 20020123-0009419; Instrument No. 20020506-0055597 and Instrument No. 20020718-0086907, Register's Office of Davidson County, Tennessee.

Subject to Storm Water Detention Agreement as shown of record in Instrument No. 20020524-0063322, Register's Office of Davidson County, Tennessee.

Subject to Homeowners Association Charter as shown of record in Instrument No. 20001101-0108603, Register's Office of Davidson County, Tennessee.

Subject to Sewer Easement as shown of record in Instrument No. 20001208-0121300, Register's Office of Davidson County, Tennessee.

Subject to Quitclaim Deed to Homeowners Association as shown of record in Instrument No. 20050311-0027266, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Instrument No. 20001101-0108604, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2216 Crescent Valley Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of February, 2010.

Erid Harrison

Elechia Harrison

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Erid Harrison and Elechia Harrison, husband and wife, 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of February, 2010.

Commission expires: 5-3-2010

Notary Public

DELAINA D. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:

Homeland TITLE
1896 General George Patton Drive
Suite 200
Franklin, TN 37067