BILL GARRETT, Davidson County
Trans: T20130104622 DEEDWARR
Recvd: 12/16/13 13:04 2 pgs
Fees: 13.00 Taxes: 518.00
20131216-0126847

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00 DR
~~$145,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/15
(AFFIX SEAL)

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie Katroy Harris Anna Maria Harris 2200 Milan Ct Madison TN 37115	Maverick Funding Corp 9 Entin Rd. Ste 200 Parsippany, NJ 07054.	Map 043.14-0-018.00CO

For and in 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,

Brian K. Dennison and Megan Looney now known as Megan Dennison, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Anna Harris and Ronnie Harris, wife and husband

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, Tennessee, being Lot No. 18, Lanier Park, Phase One, as shown on plat of record in Instrument No. 20021022-0129511, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian K. Dennison and Megan Looney, married by Deed from Affordable Housing Resources, Inc. dated 6/2/2006 of record in Instrument Number 20060607-0067503, Register's Office for Davidson County, Tennessee. Megan Looney and Megan Dennison are one and the same person.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument No. 20021022012951l, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Instrument Number 200206190074290 as amended in Instrument No. 200708130096820, Register's Office for Davidson County, Tennessee.
5) Property is subject to HOA Charter of record in Instrument No. 200606150071684, Register's Office for Davidson County, Tennessee.
6) Property is subject to By Laws recorded in Instrument No. 200606150071685, Register's Office for Davidson County, Tennessee.
7) Property is subject to Storm Water Detention Agreement recorded in Instrument No. 20020307002887, Register's Office for Davidson County, Tennessee.
8) Property is subject to any and all restrictions, easements, and conditions of record.

This is improved property known as: **2200 Milan Ct, Madison TN 37115**
(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 hand(s) this 11th day of December, 2013.

Brian K. Dennison

Megan Dennison

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Brian K. Dennison and Megan Dennison, with whom I am personally acquainted, (or who 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, at office, this 11th day of December, 2013.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076