mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140061191 DEEDWARR
Recvd: 08/19/14 11:45 2 pgs
Fees:13.00 Taxes:703.00
20140819-0075194

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Elizabeth J Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2014.

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

Notary Public
MY COMMISSION EXPIRES: 10/2/17
File No. G14-9666D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeffrey J. Stuck and Christina D. McCoy, husband and wife (NAME)	People's Home Equity (NAME)	34-7-A-60 CO
241 Harbor Village Drive (STREET ADDRESS)	5205 Maryland Way Ste 100 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Sherry Park, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey J. Stuck and Christina D. McCoy, 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, Tennessee, being Unit No. 42 on the plan of HARBOR VILLAGE, PHASE 4, REVISION I, as shown by plat of record in Instrument No. 20030723-0102986 and Instrument No. 20030611-0080857, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Sherry Park from Bienvenido V. Hassell, unmarried, by Deed dated May 31, 2013, as Instrument No. 20130610-0058733, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20030723-0102986 and Instrument No. 20030611-0080857, Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options,powers of attorney, and limitations on title set forth in restrictions recorded in Book 6628, page 577, Book 6646, page 543, Book 10672, page 743, Instrument No. 20010817-0089318, Instrument No. 20030611-0080857, Instrument No. 20030723-0102986, Instrument No. 20050120-0007505, and Instrument No. 20050729-0088636, and in any allied instrument(s) referred to in said restrictions.
4. Charter of Homeowner's Assoeiation of reeord in Book 6635, page 254, Book 7637, page 813, and Instrument No. 20030611-0080884, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Book 8485, page 966, Register's Office for Davidson County, Tennessee.

6. Bylaws of record in Instrument No. 20070205-0014894, Register's Office for Davidson County, Tennessee.

7. Easement to Comcast of Nashville as recorded in Instrument No. 20110930-0075699 Book @, page @, Register's Office for Davidson County, Tennessee.

8. Master Deed of record in Book 7675, page 804, and Book 8402, page 569, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 241 Harbor Village Drive, Madison, TN 37115.

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. Whenever 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 my/our hand(s) this 15th day of August, 2014.

Sherry Park

Sherry Park

August 15, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Sherry Park, unmarried, the 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 15th day of August, 2014.

My Commission Expires: 9-11-17

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-11-2017
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066