File No.: 15023598

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150014087 DEEDWARR
Recvd: 02/26/15 10:46 2 pgs
Fees:13.00 Taxes:573.50
20150226-0016563

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-2018

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Troy W. Harris	Academy Mortgage Corporation	053 06 0B 052.00-CO
(NAME)	(NAME)	
101 Cinder Ridge Drive	1220 East 7800 South	
(ADDRESS)	(ADDRESS)	
Spartanburg, SC 29301	Sandy, UT 84094	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen J. Stewart and Larry L. Stewart**, wife and husband, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Troy W. Harris**, an unmarried man, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 249, Phase 4A, Waterford, R10 Residential P.U.D., according to survey and plat of same appearing of record in Book 7900, page 596, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Karen J. Stewart and Larry L. Stewart, wife and husband, by Warranty Deed dated 11/17/2014 and filed for record on 11/21/2014 in Instrument 20141121-0107426, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat of record in Book 7900, page 596; Restrictive Covenants of record in Book 7463, page 294, as amended in Book 9081, page 63, Book 9530, page 185, Book 8694, page 216 and Book 8699, page 462; By-Laws of record in Book 8715, page 583, as amended in Instrument 20090309-0020515; HOA Charter of record in Book 8711, page 701; Quitclaim Deed to Waterford Community Association, Inc. of record in Book 8715, page 590; all matters as set forth per Topographical Survey, Sewage Plant Property of record in Book 1717, page 30; Right of Way Easement of record in Book 2024, page 225; all of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

The signature of Karen J. Stewart is signed by her duly appointed Attorney-in-Fact Larry L. Stewart, pursuant to the Power of Attorney recorded in Instrument No 20150220-0016562 of the Register's Office for

Davidson County, Tennessee.

This is improved property known as: 2512 Park Green Lane, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 this 24th day of February, 2015.

Karen J. Stewart

Larry L. Stewart

BY: Attorney in Fact
Larry L. Stewart, Attorney-in-Fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry L. Stewart, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 24th day of February, 2015.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Lynn F. Vaught
Notary Public
My Commission Expires: 3/18/2015

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry L. Stewart, Attorney-in-Fact for Karen J. Stewart, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal this 24th day of February, 2015.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Lynn F. Vaught
Notary Public

My Commission Expires: 3/18/2015

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130