WARRANTY DEED

File #15024290

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 06-24-2014
5/22/1802

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

emily jones
Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Patricia Harding	Franklin Synergy Bank	050-16-0A-043.00
(NAME)	(NAME)	
416 Vailview Drive	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37064	
(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, I/WE, **Jeremy Ra'Shawn Earnest, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Patricia Harding, single woman,** 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:

Being Lot No. 43, on the plan of Final Plat Skyline Village, as the same appears of record in Instrument No. 20050418-0042718, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Jeremy Ra'Shawn Earnest, Unmarried, by deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, DC, dated 03/28/2013, of record in Instrument No. 20130402-0032557, said Register's Office.

FURTHER BEING the same property conveyed to Shaun Donovan, The Secretary of Housing and Urban Development, by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, dated 06/12/2012, of record on 01/22/2013 in Instrument No. 20130122-0006986, said Register's Office.

This conveyance is subject to: Taxes for the year 2015, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20050418-0042718, said Register's Office.; 25' Wide Permanent & Perpetual Easement for Ingress/Egress as described in Instrument No. 20011127-0129092, said Register's Office.; Sanitary Sewer and/or Storm Drainage Easement in Book 6161, Page 257, Book 6190, Page 646, said Register's Office.; 50' Ingress/Egress Easement as referenced in Instrument No. 20011127-0129091, said Register's Office.; Right of Way per Consent Judgment & Final Decree in Book 10558, Page 218, said Register's Office.; Waterline Easement as of record in Book 6029, Page 20, said Register's Office.; Stormwater Detention Agreement as of record in Instrument No. 20030610-0079895, said Register's Office.; Declaration of Covenants as of record in Instrument No. 20070705-0080250, said Register's Office.; Charter of Skyline Homeowner's Association as of record in Instrument No. 20070627-0076879, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **416 Vailview Drive, Nashville,TN,37207**

(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.

BILL GARRETT, Davidson County
Trans:T20150015227 DEEDWARR
Recvd: 03/02/15 15:08 2 pgs
Fees:13.00 Taxes:551.30
20150302-0018031

Witness our hands this 24th day of February, 2015.

Jeremy Ra'Shawn Earnest

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Jeremy Ra'Shawn Earnest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of February, 2015.

Commission expires:

8/18/18

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130