BILL GARRETT, Davidson County
Trans:T20150022128 DEEDWARR
Recvd: 03/26/15 11:15 3 pgs
Fees:18.00 Taxes:455.10
20150326-0026010

PREPARED BY:
COPE, HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:

Michael J. Harris
1713 Warfield Dr
Nashville TN 37215

SEND TAX BILLS TO:
Caliber Home Loans Inc
3701 Regent Blvd Ste 200
Irving, TX 75063

Map/Parcel
092 16 0B 086.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Jason B. Casey, unmarried, ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto Michael J. Harris, a single man ("Grantee"), his heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> A Condominium Apartment in Davidson County, Tennessee, being Unit 807 of University Square Condominium, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of Record in Book 6900, page 124, Register's Office for said County, to which source reference is hereby made for more complete details of description together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.
>
> Being the same property conveyed to Whitney M. Sumrall, unmarried, and Laura L. Stackhouse, married, by Warranty Deed dated September 14, 2005, of record in Instrument No. 20050928-0116452, Register's Office of Davidson County, Tennessee, and being further conveyed to Jason B. Casey, unmarried, by Warranty Deed, dated June 30, 2014, of record

in Instrument No. 20140702-0058505, Register's Office of Davidson County, Tennessee.

Subject to Grant of Public Utility Easement, of record in Instrument No. 20130906-0094167; Charter of University Square Homeowner's Association of record in Book 7078, page 443; Declaration of Covenants of Master Deed and By-Laws, of record in Book 7051, page 529, and Book 7119, page 884; and all matters of plat as recorded in Book 6900, page 124, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good and lawful right to convey the same; and that the same is unencumbered except for the 2015 property taxes which have been prorated between the parties.

The undersigned further covenants and binds himself, his heirs, successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

WITNESS MY HAND on this the 20 day of March, 2015.

"GRANTOR"

JASON B. CASEY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, JASON B. CASEY, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS MY HAND and official seal on this the 20 day of March, 2015.

NOTARY PUBLIC

My commission expires: 6-21-15

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $123,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 20 day of March, 2015.

NOTARY PUBLIC

My commission expires: 6-21-15