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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 15033447**<br><br>Davidson County DEEDWARR<br>Recvd: 04/15/15 16:11 2 pgs<br>Fees:13.00 Taxes:880.60<br>**20150415-0033450** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $238,000.00.<br><br>Debra Lee<br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of April, 2015.<br><br>SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br><br>Notary Public<br>My Commission Expires: 7/2/2018 |

## WARRANTY DEED

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| Address New Owner:<br>Terry Lynn Harkleroad<br>7601 Rolling River Parkway<br>Nashville TN 37221 | Send Tax Bills To:<br>Movement Mortgage<br>841 Seahawk Circle<br>Virginia Beach, VA 23452 | Tax Information:<br>Tax Parcel ID No.<br>141-11-0-A-027.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Magnauck and Keri Magnauck, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terry Lynn Harkleroad and Sharon Michelle Cort, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 340, ROLLING RIVER ESTATES, PHASE IV, as shown on plat of record in Plat Book 5200, Pages 184-185, 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 Michael Magnauck and wife, Keri Magnauck by Warranty Deed from Bruce Wentland Kauffman and wife, Marcia Lynn Stokes Kauffman, recorded on the 3rd day of May, 2000 in Instrument No. 200005030044493, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING RIVER ESTATES, PHASE IV, as recorded in Plat Book 5200, Page(s) 184-185.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4788, Page 950, Book 4871, Page 640, Book 4892, Page 689, Book 5463, Page 238 and Book 5855, Page 605.

Terms and provisions of by-Laws recorded in Book 4892, Page 679.

Charter of Rolling River Estates, Inc. recorded in Book 4892, Page 671 and Book 8276, Page 552.

Conveyance for Common Areas, Open Space, Roadways, Park Areas, Access & Public Utility Easements recorded in Book 5689, Page 652.

This is improved property located at 7601 Rolling River Parkway Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 15th day of April, 2015.

Michael Magnauck

Keri Magnauck

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Magnauck and Keri Magnauck, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

DEBRA LOE

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public for this county and state DEBRA LOE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY