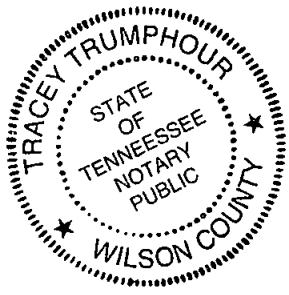
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah Elise Cartwright	New Owner	034-07-0-A-082.00 CO
(NAME)	(NAME)	
307 Harbor Village Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150030465 DEEDWARR
Recvd: 04/22/15 11:22 2 pgs
Fees:13.00 Taxes:647.50
20150422-0035977

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rebecca L. Andrews, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sarah Elise Cartwright, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Unit No. 64, on the Plan of the Town Homes Property Line Exhibit of Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements as shown by plat of record in Instrument No. 20030611-0080857, Revision 1 of record in Instrument No. 20030723-0102986, and Second Amendment of record in Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Said plat prepared by R. Scott Cherry, Cherry Land Surveying, Inc., R.L.S. 1512, 622 West Iris Dr., Nashville, TN 37204.

Being the same property conveyed to Lloyd Andrews by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association dated 11/22/2010, recorded 11/29/2010 of record as Instrument No. 20101129-0094723, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca L. Andrews by QuitClaim Deed from Lloyd Andrews dated _____ of record as Instrument No. * _____ in the Register's Office of Davidson County, Tennessee.

*20150422-0035976

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Taxes for 2015 and subsequent years, a lien not yet due and payable (2) All matters shown on the plat of record in Plat Book 6250, Page 626, and Plat Book 6900, Page 37, 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.

unimproved ☐

This is improved ☑ property, known as 307 Harbor Village Drive, Madison, TN 37115
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 2nd day of March, 2015.

Rebecca L. Andrews

State of Tennessee
County of Sumner

Personally appeared before me Rebecca L. Andrews, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of March, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122