WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wiliamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Megan Hope Symmes	SWBC Mortgage Corporation	181100B02100CO
(NAME)	(NAME)	
7300 Autumn Crossing Way	9311 San Pedro Ave, #100	Davidson County DEEDWARR Recvd: 06/22/15 09:08 3 pgs Fees:18.00 Taxes:832.50 **20150622-0059205**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Donald W. Harper and wife, Carol J. Harper**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Megan Hope Symmes, an unmarried woman**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 38 on the Plat of Centex at Concord, Phase I, of record in Instrument No. 20051011-0122364, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Donald W. Harper and wife, Carol J. Harper by Warranty Deed dated 06/13/2006 from Centex Homes, a Nevada Partnership of record in Instrument 20060616-0071879, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1 All matters as set forth per Instrument 200510110122364, (2) Declaration of Covenants, Conditions and Restrictions for the Hills at Concord Place of record in Instrument 200509140110829, as amended of record in Instrument 200612280160254, (3) Owner's Certification for Declaration of Covenants, Conditions, and Restrictions for Centex at Concord known as The Hills at Concord Place of Record in Instrument #20050914-0110829 of record in Instrument 20060317-0030953, (4) Second Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for the Hills at Concord Place of record in Instrument 200711290138688, and corrected by Scrivener's Affidavit filed in Instrument 20080714-0071815, (5) Third Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for the Hills at Concord Place of record in Instrument 200712260147287, (6) Fourth Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for the Hills at Concord Place of record in Instrument 200806270066661, (7) Fifth Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for the Hills at Concord Place of record in Instrument 200905280048902, (8) Sixth Supplemental Declaration to Declaration of Covenants,

Conditions and Restrictions for the Hills at Concord Place of record in Instrument 200905280048903, (9) Seventh Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for the Hills at Concord Place of record in Instrument 200907310071986, and Instrument 20060317-0030953, (10) Grant of Transmission Line Easement Easement of record in Book 4424, Page 967, and (11) Reciprocal Easement Agreement Easement of record in Instrument 2005-0415-0042176, as amended by Second Amendment to Reciprocal Easement Agreement Easement of record in Instrument 20110613-0045170, Third Amendment to Reciprocal Easement Agreement Easement of record in Instrument 20140502-0037483, and Fourth Amendment to Reciprocal Easement Agreement Easement of record in Instrument 20150401-0028245, said Register's Office.

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 7300 Autumn Crossing Way, Brentwood, TN 37027
(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 our hands this 17th day of June, 2015.

Donald W. Harper

Donald W. Harper

Carol J. Harper

Carol J. Harper

State of Tennessee
County of Williamson

Personally appeared before me Donald W. Harper and Carol J. Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of June, 2015.

Notary Public

My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

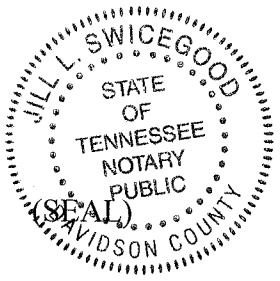
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018