BILL GARRETT, Davidson County
Trans:T20150049623 DEEDWARR
Recvd: 06/22/15 12:50 2 pgs
Fees:13.00 Taxes:878.75
20150622-0059451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy Lesure- Harris	PHH Mortgage Corp.	043040A04500CO
716 River Landing Way (ADDRESS)	3000 Leadenhall Road (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Austin Mark Writesman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cathy Lesure- Harris, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: unmarried

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45 ON THE FIRST REVISION FINAL PLAT OF CLUSTER LOT SUBDIVISION RIVER LANDING, SECTION 1, PHASE 1 (F/K/A WINDSTAR ESTATES, SECTION 1, PHASE 1), A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20060918-0115492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO AUSTIN MARK WRITESMAN BY SPECIAL WARRANTY DEED FROM FIRST TENNESSEE BANK, NATIONAL ASSOCIATION, OF RECORD IN INSTRUMENT NO. 20131223-0128943, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

JANET CURTIS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF AUSTIN MARK WRITESMAN, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20150622-0059450, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 716 River Landing Way, Old Hickory, TN 37138
(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.

Witness my/our hand(s) this 17th day of June, 2015.

WARRANTY DEED
(Continued)

Austin Mark Writesman by Janet Curtis - attorney-in-fact

Austin Mark Writesman by Janet Curtis, his
Attorney-in-Fact

State of Tennessee
County of Davidson

On this 17th day of June, 2015, before me, a Notary Public, in and for said County and State, personally appeared Janet Curtis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Austin Mark Writesman, acknowledged that such persons executed the same as the free act and deed of the said Austin Mark Writesman.

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

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-3-15

RETURN TO:
Smith.Sholar.Milliken.PLLC
846 Conference Dr., Ste. 4
Goodlettsville, TN 37072