WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/15 15:25 3 pgs
Fees:18.00 Taxes:1527.91
20150713-0068148

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,949.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-19-16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC THOMAS WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen H. Harrison	Mortgage Investors Group	128-12-0B-009.00
(NAME)	(NAME)	
620 Summit Oaks Court	8320 East Walker Springs Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Hickory Ridge Homes, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephen H. Harrison and Mary M. Harrison, Husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat Woodbury Phase 2, Cluster Lot Planned Unit Development of record in Plat at Instrument No. 20140429-0035945, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Hickory Ridge Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Greater Middle Tennessee Development Partnership, a Tennessee general partnership, of record in Instrument No.: 20140915-0084428, Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on September 15, 2014, and also being a portion of the same property conveyed to Greater Middle Tennessee Development Partnership, by Warranty Deed from Gallardia Properties, LLC, a Tennessee limited liability company, of record in Instrument No.: 20120810-0071790, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 620 Summit Oaks Court, Nashville, TN 37221
(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 hand this 10th day of July, 2015.

Hickory Ridge Homes, LLC
By: _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jredria Stevenson with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the member of **Hickory Ridge Homes, LLC**, the within named bargainor, a limited liability company, and that he as such member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such member.

WITNESS my hand and seal this 10th day of July, 2015.

My Commission Expires:
11-6-17

Angela G. Batson
Notary Public,

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Dana Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 7/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY