WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/15 14:41 3 pgs
Fees:18.00 Taxes:721.50
20150721-0071531

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July, 2015

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

MST 2015-0744

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Hart	Pinnacle Bank	108-12-0B-027
(NAME)	(NAME)	
3140 Harborwood Drive	150 3rd Ave S. #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN37214	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert F. Dietrich, Jr., unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Hart, unmarried,** 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. 113 on the Plan of Phase 1-A, Section One, Harborview of record in Plat Book 6900, Page 583, 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 Robert F. Dietrich, Jr. by Quitclaim deed from Carol Sue Dietrich of record in Instrument No. 20041022-0127183 Register's Office for Davidson County, Tennessee, dated October 21, 2004 and recorded on October 22, 2004. (Value of consideration shown in aforementioned deed $0.00.)

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public RecordsTaxes for the year 2015 a lien, not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 583, as amended in Book 8225, Page 520 and Book 9096, Page 760, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7471, Page 26, Book 7646, page 142, Book 7646, page 147, Book 7646, page 149, Book 7647, page 648, Book 7732, page 749, Book 8263, page 534, Book 8271, page 863, Book 8297, page 380, Book 8634, page 19, Book 8856, page 361 and Book 9182, page 786, Register's Office for Davidson County, Tennessee. By-Laws in Book 7471, page 62,and Book 8263, page 540, Register's Office for Davidson County, Tennessee. Charter

for HOA in Book 7522, page 339, Book 7462, page 503, Book 7513, page 375, Book 8263, page 554, and Book 10316, page 886, Register's Office for Davidson County, Tennessee. Quitclaim Deed for Common Open Space of record in Book 8297, Page 376, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement Easement of record in Deed Book 7390, Page 270; Sanitary Sewer and Storm Drainage Easement as shown of record in Book 5856, Page 84 and Book 5856, Page 80, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 3140 Harborwood Drive, Nashville, TN 37214
(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 July, 2015.

Robert F. Dietrich, Jr.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert F. Dietrich, Jr., with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of July, 2015.

Notary Public

My Commission Expires: MONTE POE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-05-2016

(SEAL)

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: 10/17/16

