RECORD AND RETURN TO;
TENNESSEE NATIONS TITLE AGENCY, INC.
404 BNA DR, STE. 307
NASHVILLE, TN 37217
15NT00418
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072352 DEEDWARR
Recvd: 08/26/15 10:19 2 pgs
Fees:13.00 Taxes:403.30
20150826-0086299

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00.

Corey James Stelb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2015

Susan Frensley Newton
Notary Public

SUSAN FRENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

MY COMMISSION EXPIRES: 9-11-17

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY, INC., 404 BNA DR, STE 307, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corey James Stelb	~~NEW OWNER~~ Magna Bank 6525 Quail Hollow ste 300 Memphis, TN 38120	**086140A16100 CO**
161 Thistle Lane Hermitage, TN 37076		

FOR AND IN 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, **Susan C. Harris, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Corey James Stelb, 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. 161 ON THE PAN OF HERMITAGE MEADOWS, STAGE TWO OF RECORD IN BOOK 5200, PAGE 682, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SUSAN C. HARRIS BY WARRANTY DEED FROM KELLY LYNCH LEBOW, MARRIED AS RECORDED 10-12-12 AS INSTRUMENT NO. 20121012-0093445.

Subject to:

All matters shown on plat of record in Plat Book 5200, Page 682, in the Register's Office for DAVIDSON County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions of record in Book 6034, Page 365.

By-laws in Book 6034, Page 383, amended in Book 7660, Page 612 and Document No. 20010327-0029002, said Register's Office.

Property is subject to HOA Charter of record in Book 6034, Page 376; as amended in Book 7466, Page 25 and Book 8275, Page 843, said Register's Office.

Property is subject to easement granted to Comcast of record in Instrument Number 20121114-0104689, said Register's Office.

This is improved property commonly known as **161 THISTLE LANE, HERMITAGE, TN 37076.**

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 our/my hand(s) this 14 day of August, 2015.

Susan C. Harris

Susan C. Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan C. Harris the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14 day of August, 2015.

Commission Expires: 11-3-15

Tabatha Edwards

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY