BILL GARRETT, Davidson County
Trans:T20150074716 DEEDWARR
Recvd: 09/02/15 09:30 2 pgs
Fees:13.00 Taxes:740.00
20150902-0089181

Return to:

Regal Title, LLC
125 N. Church St.
Murfreesboro, TN 37130

#1228

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Benjamin J. Harrington and Sheri A. Stewart	Peoples Home Equity	**Map 173-09-A-**
2418 Anson Lane	150 N. Seven Oaks	**Parcel 0811.00CO**
Nashville, TN 37211	Knoxville, TN 37922	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Hillary R. Fuller, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Benjamin J. Harrington, an unmarried man and Sheri A. Stewart, an unmarried woman, as joint tenants with rights of survivorship,** (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **WILLIAMSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 699, on the Plan of Section Three of Phase Eight, Lenox Village of record in Instrument No. 20070807-0093891, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hillary R. Fuller by quitclaim deed dated June 24th, 2015 from Lee A. Showman of record in Instrument No. 20150709-0066518, said Register's Office. Further being the same property conveyed to Lee A. Showman and wife, Hillary R. Showman by warranty deed dated August 5, 2008 from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No 20080806-0081133, said Register's Office. Hillary R. Showman is one and the same person as Hillary R. Fuller

This instrument is executed on behalf of Hillary R. Fuller by Robert J. Notestine, III, their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20150902-0089180 **, said Register's Office.**

This is the same legal description used in previous deed of record.

This conveyance is subject to the following:

1. **2015 Taxes, not yet due and payable and assumed by Grantees.**
2. **Restrictions of record in Instrument Nos. 20020315-0032826, 20021226-0158458, 20060321-0032383, 20020315-0032825, 20021226-0158459, 20060321-0032382, said Register's Office.**
3. **Charter of HOA of record in Instrument No. 20010412-0045831, said Register's Office.**
4. **Easements of record in Instrument Nos. 20010918-0100850, 20010918-0100852, 20020628-0078164, 20051213-0149579, 20010918-0100849, 20010918-0100851, said Register's Office.**
5. **Any and all matters appearing on the Plan of record in Plat Instrument No. 20070807-0093891, said Register's Office.**

This is improved property commonly known as **2418 Anson Lane, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF ~~WILLIAMSON~~ Rutherford]

The actual consideration or value, whichever is greater for this transfer is $ 200,000.00.

Affiant

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me this 28th day of August, 2015

Notary public:
My commission expires: 10/24/17

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of August, 2015.

Hillary R. Fuller by Robert J. Notestine, III,
Attorney-In-Fact

[STATE OF TENNESSEE]
[COUNTY OF ~~WILLIAMSON~~ DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert J. Notestine, III, as Attorney-In-Fact for Hillary R. Fuller**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 28th day of August, 2015.

Notary Public
My Commission Expires: ~~11/21/2018~~ 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY