BILL GARRETT, Davidson County
Trans:T20150091522 DEEDWARR
Recvd: 10/27/15 14:04 2 pgs
Fees:13.00 Taxes:514.30
20151027-0109324

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2015.

Notary Public
MY COMMISSION EXPIRES:
File No. G15-3016D

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
11/18/17

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alesha Harmon, a single woman (NAME)	Highlands Residential Mortgage, Ltd. (NAME)	163-16-C-118 CO
1838 Isabelle Lane (STREET ADDRESS)	12001 N. Central Expressway Ste. 750 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75243 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Dennis Robinson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alesha Harmon, a single woman,** 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. 118 on the plan of MATLOCK, PHASE 1, as shown by Master Deed of record in Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-005599 and Instrument No. 20070705-0080103, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Dennis Robinson, unmarried from J2k Builders, LLC, by Deed dated November 30, 2009, as Instrument No. 20091201-0109818, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20070430-0051281, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Instrument No. 20070419-0046798, Register's Office for Davidson County, Tennessee.
4. Storm water Detention Agreement as recorded in Instrument No. 20060503-0050917, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewers, storm drainage, water mains, pumps and appurtenances as recorded in Instrument No. 20090819-0078167, Register's Office for Davidson County, Tennessee.
6. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical,

telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Matlock, Phase 1 and recorded in Instrument No. 20070502-0052533, Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543, Instrument No. 20101216-0099939, Instrument No. 20100503-0033517, and Instrument No. 20111228-0101458, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1838 Isabelle Lane, Antioch, TN 37013.

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. Whenever 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 23rd day of October, 2015.

Dennis Robinson

October 23, 2015
Date

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 Dennis Robinson, unmarried, the bargainor(s), with whom I am personally acquainted or proved 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 23rd day of October, 2015.

My Commission Expires: 8.23.16

Notary Public

BRIAN L. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066