WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2015

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARGARET R. MEANS DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Please Record and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #150
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Henry H. Harris III	Mortgage Investors Group	Parcel ID:
2145 Camille Drive	8320 E. Walker Springs Ln.	174110A17300CO
Antioch, TN 37013	Knoxville, TN 37923	

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

James W. Gifford and wife, Gail W. Gifford

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Henry H. Harris III and Natalie M. Harris, 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:

BEING Lot No. 461, as shown on the Subdivision Plat of Cane Ridge Farms, Phase Two, of record in Instrument No. 20020821-0101307, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James W. Gifford and Gail W. Gifford, husband and wife, by deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument 20030708-0094016, said Register's Office, dated June 30, 2003.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20000905-0087103; Instrument 20001204-0119093; Instrument 20010815-0088370; Instrument 20040319-0031603; Instrument 20041102-0131848; and Instrument 20060112-0004819, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20020821-0101307, said Register's Office; (3) Easement to United Telephone Co. of record in Instrument 20020123-0009340, said Register's Office; (4) Utilities Easement in Book 5078, Page 476, said Register's Office; (5) Transmission Line Easement of record in Book 4420, Page 36, and Book 4428, Page 565, said Register's Office; (6) Right of Way to United Telephone Co. in Instrument 20060607-0067535, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2145 Camille Drive, 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. 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 hands this 29th day of October, 2015.

James W. Gifford

Gail W. Gifford

BILL GARRETT, Davidson County
Trans:T20150092886 DEEDWARR
Recvd: 11/02/15 09:23 2 pgs
Fees:13.00 Taxes:677.10

20151102-0110947

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 James W. Gifford and Gail W. Gifford, 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 at Nashville, Tennessee, this 20th day of October, 2015.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.