# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Tabatha Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2015

Notary Public:

MY COMMISSION EXPIRES: 7/27/2018
(AFFIX SEAL)

ROBIN L FRIEDMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/27/2018

**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: |
|---|---|---|
| Kelly Morgan | Movement Mortgage, LLC | Parcel ID: |
| 304 Laurel Hill Drive | 841 Seahawk Circle | 064013005900 |
| Old Hickory, TN 37138 | Virginia Beach, VA 23452 | |

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

**Detra Dianne Hardiman Clark, married**

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

**Kelly Morgan , an unmarried 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:

A certain condominium unit in Davidson County, Tennessee, described as follows:

Unit No. 304 in a Horizontal Property Regime as shown on the condominium site plan of Laurel Hill Courtyard Homes, of record in Plat Book 6900, Page 573, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Detra Dianne Hardiman by Quitclaim Deed from Robert P. Cook, of record in Book 10535, Page 376, dated July 12, 1997, Register's Office for said County. The said Detra Dianne Hardiman is now known as Detra Dianne Hardiman Clark.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 7466, Page 438, amended in Book 7717, Page 82, and restated in Book 8199, Page 779, and in Book 7466, Page 464, restated in Book 8199, Page 8089, 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 Plat Book 6900, Page 573, said Register's Office; (3) Storm Water Detention Agreement of record in Book 6566, page 208, said Register's Office; (4) Easement to Bell South of record in Instrument 20010607-0059700, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

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 304 Laurel Hill Drive, Old Hickory, TN 37138

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 hand this 13th day of November, 2015.

Detra Dianne Hardiman Clark
Detra Dianne Hardiman Clark

BILL GARRETT, Davidson County
Trans:T20150100701 DEEDWARR
Recvd: 11/30/15 08:11 2 pgs
Fees:13.00 Taxes:471.75

20151130-0120016

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 Detra Dianne Hardiman Clark, 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 13th day of November, 2015.

My Commission Expires: 8/23/16 _____
Notary Public




Return to:
Limestone Title and Escrow, LLC
248B Jackson Meadows Drive
Hermitage, TN 37076