This instrument was prepared by:
Cunningham, Mitchell & Rocconi
Larry A. Rocconi, Jr., Attorney
308 South Second Street
Clarksville, Tennessee 37040
(931) 552-1480

BILL GARRETT, Davidson County
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20151202-0121551

JASON DAVID WALLACE, ET UX

TO: DEED

MICHAEL R. HARRISON

FOR A VALUABLE CONSIDERATION, cash in hand paid, receipt of which is hereby acknowledged, Jason David Wallace and wife, Sarah Wallace, Grantors, have this day bargained and sold and do hereby transfer and convey unto Michael R. Harrison, Grantee, his heirs and assigns forever the following described real estate, situated in the 8th Civil District of Davidson County, Tennessee, to-wit:

Being Unit 82, as shown on on the Plat of Quail Creek, of record in Book 6328, Page 89-93, in the Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowner's Association, all as described in Book 6328, Page 44, et seq., said Register's Office.

This property is subject to building setback lines, utility and drainage easements and all other matters as shown on the aforementioned plat of record. Additionally, Subject to Master Deed of record in BK 6328, Page 44, in the Register's Office for Davidson County, Tennessee. Subject to Homeowner's Association Charter of record in BK 6340, Page 410 and Instrument No. 20090226-0016995, all in the Register's Office for Davidson County, Tennessee. Subject to and Agreement for dedication of Easement as recorded in BK 4203, Page 221, in the Register's Office for Davidson County, Tennessee. Subject to and Easement to Comcast as recorded in Instrument No. 201307090070572 and an Easement for Telecommunication as recorded in Instrument No. 20120228-0017172, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Being the same property conveyed to Grantor by deed of record in Document Number 20110325-0023013, in the Register's Office for Davidson County, Tennessee.

This property is further identified as tax parcel #051-15-OA-082.00 CO in the Davidson County Tax Assessor's Office.

Sarah Wallace joins in this instrument to convey her marital interest by virtue of her marriage to Jason David Wallace.

TO HAVE AND TO HOLD said real estate, together with all improvements thereon, unto the said Michael R. Harrison, Grantee, his heirs and assigns forever.

GRANTORS COVENANT that they have lawfully seized and possessed of said real estate, that they have a good and lawful right to convey the same, that it is unencumbered, that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION of said property is to be given with deed, and taxes are prorated between the parties as of the date hereof. Current property taxes are to be paid by Grantee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have hereunto signed on this 1st day of December, 2015.

Jason David Wallace

Sarah Wallace
GRANTORS

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jason David Wallace and wife, Sarah Wallace, the within named 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 SEAL, of office, this 1st day of December, 2015.

My Commission Expires 05/18/2016

My Commission Expires:

Notary Public

LARRY A. ROCCONI, JR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Name & Address of Property Owner:

Michael R. Harrison
514 Kraft St.
Clarksville, TN 37040

Name & Address of Person Responsible for Payment of Taxes (if different)

STATE OF TENNESSEE, MONTGOMERY COUNTY
The undersigned, Grantee, or agent of the Grantee, or Trustee acting for the Grantee, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which ever is greater is $58,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 1st day of December, 2015.

NOTARY PUBLIC

My Commission Expires:
20897

My Commission Expires 05/18/2016

LARRY A. ROCCONI, JR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY