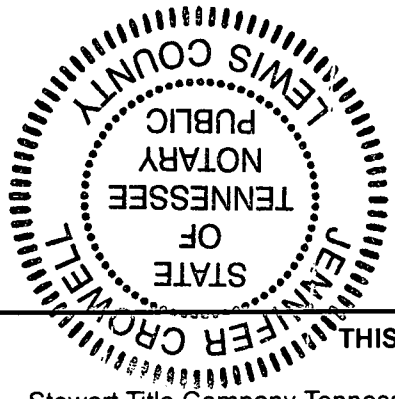
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2015.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly Harris	New Owner	064130B071.00
(NAME)	(NAME)	
409 Lorna Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150102326 DEEDWARR
Recvd: 12/03/15 11:01 2 pgs
Fees:13.00 Taxes:399.60
20151203-0121899

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joyce H. Jeffries, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kimberly Harris**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 603, on the plan of Laurel Hill Courtyard Homes, of record in Plat Book 6900, Page 573 and being further established by Restated Master Deed of record in Book 8199, Page 779, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Joyce H. Jeffries, a single person by Deed from Resolution Trust Corporation as Receiver for MeritBanc Savings Association, dated 11/13/1992, recorded 12/10/1992 of record in Book 8810, Page 953, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plats of record in Plat Book 6250, Page 384 and Plat Book 6900, Page 573, said Register's Office; (2) Covenants, conditions, easements and restrictions of record in Book 8199, Page 779, said Register's Office, together with all amendments thereto; (3) Rules and Regulations for Courtyard Homes at Laurel Hill of record in Book 10468, Page 96, and Instrument No. 20130712-0072571, said Register's Office; (4) Storm Water Detention Agreement of record in Book 6566, Page 208, said Register's Office; (5) Easement of record in Instrument No. 20010607-0059700, said Register's Office; and (6) Charter of the Homeowners Association of record in Book 7872, Page 388 as amended of record in Book 8209, Page 228, said Register's Office.

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.

unimproved ☐

This is improved ☑ property, known as 603 Laurel Hill Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 30 day of Nov, 2015.

Joyce H. Jeffries

Joyce H. Jeffries

State of Tennessee
County of Wilson

Personally appeared before me Joyce H. Jeffries, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2015.

Notary Public ~~Tracey Trumpheur~~ MJ
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122