STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Davidson Mecklenburg

The actual consideration or value, whichever is greater, for this transfer is $197,000.00

Wanda Kay Webster
Affiant

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

Notary Public

My commission expires: Aug 14, 2016

Brandon Davis
Notary Public
Mecklenburg County, North Carolina
My Commission Expires Aug 14, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Karen Harris	NEW OWNER	**174110A201.00**
2544 Kanlow Drive		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Wanda Kay Webster, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karen Harris, unmarried

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 222 on the Plan of Cane Ridge Farms- Phase Forur of record in Instrument No. 20030721-0101773, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wanda Kay Webster, unmarried, from NVR, Inc., a Virginia Corporation, T/A Ryan Homes by Warranty Deed dated December 15, 2003 and of record in Instrument No. 20031217-0180184, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2544 Kanlow 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 in 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.

BILL GARRETT, Davidson County
Trans: T20150102684 DEEDWARR
Recvd: 12/04/15 10:51 2 pgs
Fees: 13.00 Taxes: 728.90
20151204-0122340

Witness my/our hand(s) this 1st day of December, 2015.

Wanda Kay Webster

Wanda Kay Webster

STATE OF NC

COUNTY OF Mecklenburg

Personally appeared before me, a Notary Public of said County and State, Wanda Kay Webster, the within named Grantor(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, at office, this 1st day of December, 2015.

Notary Public

My Commission Expires: Aug 14, 2016

Brandon Davis
Notary Public
Mecklenburg County, North Carolina
My Commission Expires Aug 14, 2016