WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MLG-1188

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160024987 DEEDWARR
Recvd: 03/29/16 08:44 2 pgs
Fees:13.00 Taxes:806.60
20160329-0029196

ADDRESS NEW OWNER:
Brya Fiedt & Theresa Harasyn
924 Waynewood Lane
Hermitage, TN 37076-1774

SEND TAX BILL TO:
/ New Owner /
Churchill Mtg.Copr.,
761 Old Hickory Blvd.,#400
Brentwood, TN 37027

MAP/PARCEL 075-12-0B-031.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Melanie Overton and husband, Charles Overton,** has this day bargained and sold, and does hereby transfer and convey unto **Bryan Fiedt and Theresa Harasyn, as joint tenants with right of survivorship,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Phase Two, Section 2, Brookside Woods, a Planned Unit Development of record in Plat Book 9700, Page 398, as corrected by Surveyor's Certificate of Correction in Book 11346, Page 460, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melanie Overton and Charles Overton, wife and husband by Warranty deed from Claudia E. Escobar, unmarried of record in Instrument No. 20130612-0059588 Register's Office for Davidson County, Tennessee, dated June 10, 2013 and recorded on June 12, 2013. Being also known as 924 Waynewood Lane Hermitage, TN 37076.

This is improved property known as: **924 Waynewood Lane, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

matters shown on the plat of record in Book 9700, page 398, as corrected by Surveyor's Certificate of Correction recorded in Book 11346, page 460 and Plat Book 9700, page 350 and Plat book 9700, page 362, and restrictions in Book 10444, Page 213, amended in Book 11103, Page 156 and Book 11453, Page 900, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 22nd day of March, 2016.

Melanie B. Overton by Charles E. Overton as Attorney in Fact

Melanie Overton by Charles Overton, Her Attorney in Fact

Charles E. Overton

Charles Overton

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 Charles Overton, as attorney-in-fact for Melanie Overton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument as the free act and deed of the said Melanie Overton, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Charles Overton and recorded simultaneously herewith in Book ✳, Page ____, of the Register's Office of Davidson County, Tennessee. ✳20160329-0029195

WITNESS my hand and official seals at office this 22nd day of March, 2016.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $218,000.00.

C. M.
AFFIANT

Subscribed and sworn to before me this the 22nd day of March, 2016.

Deborah L. Bissell
NOTARY PUBLIC

My Commission Expires: 4-28-19

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

File No: 169134