BILL GARRETT, Davidson County
Trans: T20160031622 DEEDWARR
Recvd: 04/18/16 15:36 2 pgs
Fees: 13.00 Taxes: 1221.00
20160418-0037377

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 13th day of April, 2016.

Notary Public:

My Commission Expires: 10-18-16

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Edward Harding and Semekia Swett-Harding 707 Tuckahoe DR Madison, TN 37115	~~New Owner~~ Homebridge Financial 194 Wood Ave, South Iselin, NJ 08830	042-13-0-059.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michele J. Burks, a married woman and Devon J. Sutherland, a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Edward Harding and wife, Semekia Swett-Harding**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 6 on the plan of Kemper Heights, Section Four of record in Book 2854, page 65, Register's Office for said County.

SAID Lot No. 6 fronts 143.91 feet on the southerly margin of Tuckahoe Drive and extends back 295.86 feet on the easterly line and 237.42 feet on the westerly line to a dead line in the rear, measuring 189.90 feet thereon.

BEING the same property conveyed to Michele J. Burks, a married woman, and Devon J. Sutherland, a married man, by Warranty Deed from The Estate of Joseph R. Haas, dated December 15, 2014, filed for record in Instrument No. 20141226-0117707, Register's Office for Davidson County, Tennessee.

The Grantors hereby make oath that the above described property was not used as a marital residence and is investment property only.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2016; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 2854, Page 65, Register's Office for Davidson County, Tennessee.

Restrictions of record in Record Book 2960, Page 211, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 707 Tuckahoe DR, Madison, TN 37115

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 12th day of April, 2016.

Michele J. Burks

Witness my/our hand(s) this the 11 day of April, 2016.

Devon J. Sutherland

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Michele J. Burks , the bargainor(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 and official seal, this 12 day of April, 2016.

Commission Expires: 10/24/17

Linda C. Osborne
Notary Public:

LINDA C. OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Devon J. Sutherland, the bargainor(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 and official seal, this 11 day of April, 2016.

Commission Expires: 10/24/17

Linda C. Osborne
Notary Public: Linda C. Osborne

LINDA C. OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY