BILL GARRETT, Davidson County
Trans:T20160063867 DEEDWARR
Recvd: 07/25/16 14:30 2 pgs
Fees:13.00 Taxes:1184.00
20160725-0076434

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

mail

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017
(Affix Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this 11th day of July, 2016.

Notary Public

My commission expires:

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Timothy Harmon	**New Owner**	**181-10-0-A-120.00**
7044 Oak Brook Terrace		
Brentwood, TN 37027		

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,

David J. Julson-Rieley, now known as David J. Rieley, married

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

Timothy Harmon and Shannon D. Harmon, Husband & Wife

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:

Land in Davidson County, Tennessee, being Lot 326, Phase 3, Autumn Oaks, as shown on plat of record in Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David J. Julson-Rieley, an unmarried man, by Warranty Deed, from Charles Earl Howard and Kathy S. Howard, husband and wife, dated March 31, 2015, of record in Instrument No. 20150402-0028818, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20031029-0159380, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20010912-0099443, and amended in Instrument No. 20030513-0064238, Instrument No. 20101206-0096935 and Instrument No. 20100414-0028160, Register's Office for DAVIDSON County, Tennessee.
Restrictions of record in Book 6938, Page 30, Book 6704, Page 397 and Book 6704, Page 405, Register's Office for Davidson County, Tennessee.
Easement to Columbia Gulf Transmission Co. of record in Book 4240, Page 667, Register's Office for Davidson County, Tennessee.
Water Easement of record in Book 3376, Page 239, Register's Office for DAVIDSON County, Tennessee.
Easement for Spring of record in Book 475, Page 547, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Book 6900, Page 786, Register's Office for DAVIDSON County, Tennessee.

Charter for Homeowners Association of record in Instrument No. 20010912-0099442, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7515, Page 298, Book 9343, Page 196 and Book 9343, Page 199, Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress Easement for Cemetery of record in Book 261, Page 284 and Book 6704, Page 397, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7044 Oak Brook Terrace, Brentwood, TN 37027.

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 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 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.

Witness my/our hand(s) this 11th day of July, 2016.

David J. Julson-Rieley, nka David J. Rieley

*Erin Rieley, spouse of David J. Rieley, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Erin Rieley by: David Rieley, Attorney-in-Fact — ATTORNEY IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, David J. Julson-Rieley nka David J. Rieley, married, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2016.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Rieley, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Erin Rieley, for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Erin Rieley, and is authorized by Erin Rieley, to execute this instrument on his/her behalf.

Witness my hand, at office, this 11th day of July, 2016.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25/2017

File #: **160393JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027