Davidson County	DEEDWARR
Recvd: 08/09/16 13:27	2 pgs
Fees:13.00 Taxes:943.50	
20160809-0082828	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$257,900.00~~ 255,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020 (AFFIX SEAL)

JORDAN T MYERS — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

O-VRES-16-424-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

164276

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dominique D. Wilson **Octavius A. Price**	**Mortgage Investors Group**	
(NAME) **424 Barkley Court**	(NAME) **8320 E. Walker Springs Lane, Ste. 200**	**173-04-0A-087.00-CO**
(ADDRESS) **Antioch, TN 37013-4224**	(ADDRESS) **Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **STERLING CALEB HARTWELL AND MEGHAN L. MAHONEY HARTWELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOMINIQUE D. WILSON, AN UNMARRIED WOMAN AND OCTAVIUS A. PRICE, AN UNMARRIED MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Phase 1 of Oak Highlands of record in Plat Book 6900, Page (s) 432 through 435, inclusive, 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 Sterling Caleb Hartwell and Meghan L. Mahoney Hartwell, husband and wife, as joint tenants with right of survivorship by Quitclaim deed from Meghan L. Mahoney and Sterling Caleb Hartwell, both single persons, as joint tenants with right of survivorship of record in Instrument No. 20091231-0118823 Register's Office for Davidson County, Tennessee, dated December 23, 2009 and recorded on December 31, 2009.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 432 through 435, inclusive, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 7350, Page 24 amended in Book 7367, page 587, Book 8765, Page 77, Book 10181, page 986, Book 10548, Pages 501 & 503, Instrument Number 20000428-0042354, Instrument Number 20020725-0089130 and Instrument Number 20020725-0089131, Register's Office for Davidson County, Tennessee;
- By-Laws of record in Book 7367, Page 615 and Book 8765, page 90, Register's Office for Davidson, County, Tennessee;
- Storm water detention agreement of record in Book 7189, Page 379 and Instrument Number 20010503-0045314, in the Register's Office for Davidson County, Tennessee;
- Ingress & egress easement of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee;
- Deed of Conveyance of record in Book 7748, Page (s) 408, 412, 448, 453 and Book 7893, page 334, in the Register's Office for Davidson County, Tennessee;
- Deed of common areas to HOA of record in Book 7437, Page 697, Instrument Number 20000502-0044049, Instrument Number 20000425-0041127, Instrument Number 20020619-0074183 and Instrument Number 20040217-0017737, in the Register's Office for Davidson County, Tennessee;
- Sanitary sewer easement of record in Instrument Number 20001002-0097139, in the Register's Office for DavidsonCounty, Tennessee;
- Charter of Oak Highlands Homeowner's Association of record in Book 7337, Page 529, amended in Book 8765, page 100, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **424 Barkley Court , Antioch, Tennessee 37013-4224**.

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 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 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 the 5th DAY OF AUGUST, 2016.

Sterling Caleb Hartwell

Meghan L. Mahoney Hartwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STERLING CALEB HARTWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of August, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGHAN L. MAHONEY HARTWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of August, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 9-24-18

Shelly M Smith

Commission Expires
4-24-2018