BILL GARRETT, Davidson County
Trans:T20160076349 DEEDWARR
Recvd: 08/31/16 14:57 2 pgs
Fees:13.00 Taxes:591.63
20160831-0091551

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$159,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL HARRIS, ET UX	CMG MTG	**135-12-0E-231.00-CO**
(NAME)	(NAME)	
2462 NASHBORO BLVD.	3160 CROW CANYON RD	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37217	SAN RAMON, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEDGED, **I, MARSHA D. GOSS, UNMARRIED,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL HARRIS AND AMANDA L. HARRIS, HUSBAND AND 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 Unit 231, on the Plan of Phase Two, Nashboro Village Tract #21 of record in Book 4660, Page 159, as amended by Instrument No. 20050222-0018814, and as now included in the Horizontal Property Regime, Private Element, Nashboro-Point, as recorded in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marsha D. Goss, unmarried, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by Special Warranty Deed dated July 13, 2006, of record in Instrument No. 20060714-0085043, said Register's Office.

This conveyance is subject to matters as set forth in the Plan of record in Book 4660, Page 159, as amended by Instrument No. 20050222-0018814; Restrictions of record in Book 4827, Page 14; Charter of Fairway Pointe Homeowner's Association of record in Book 11703, Page 518; Consent to Declarations of Covenants, Conditions and Restrictions for Fairway Pointe Homeowner's Association, of record in Instrument No. 20010322-0027768 and in Instrument No. 20031118-0168332; Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowner's Association, Inc., of record in Book 11703, Page 520; By-Laws of Fairway Pointe Homeowners Association, Inc. of record in Book 11703, Page 560, and as amended by Instrument No. 20031118-0168332; Matters as set forth in the PUD Boundary Plat of Nashboro-Fairway Pointe of record in Instrument No. 20020710-0083054; Public Right-of-Way Dedication of record in Book 4460, Page 149-151; Easements of record in Book 4868, Page 74, and Book 4815, Page 425, Book 10110, Page 854; Five foot easement and twenty foot easement for sanitary sewers and storm drainage granted to Metropolitan Government of Nashville and Davidson County, as set forth in Book 8870, Page 887. (As to a portion of Tract 7 on the Plat of Nashboro Village of record in Plat Book 4660, Page 156); 0.02 acre overhead line easement granted to Metropolitan Government of Nashville and Davidson County as set forth in Book 4815, Page 425; Easement for Cable Television, of record in Instrument No. 20001012-0101575; Terms and provisions of Memorandum of Lease of record in Book 10690, Page 327; Conveyance of Common Area of record in Instrument No. 20001010-0100360; Storm Water Detention Agreement of record in Instrument No. 20010314-0024179 and Instrument No. 20020815-0098780; Agreements contained in "License to Use Fitness Center and Swimming Pools" of record in Instrument No. 20020507-0056329; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2462 NASHBORO BLVD., NASHVILLE, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is unencumbered; 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 hand this 30th day of August, 2016.

MARSHA D. GOSS

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 **Marsha D. Goss,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of August, 2016.

My commission expires: **November 5, 2018**

Notary Public

