BILL GARRETT, Davidson County
Trans:T20160104090 DEEDWARR
Recvd: 11/28/16 09:14 2 pgs
Fees:13.00 Taxes:780.70
20161128-0124184

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

ADDRESS NEW OWNER:
CSH Property One, LLC
8665 E Hartford Dr., Ste. 200
Scottsdale, AZ 85255

SEND TAX BILL TO:
C/O Colony Starwood Homes
8665 E Hartford Dr., Ste. 200
Scottsdale, AZ 85255

MAP/PARCEL 182-06-0A-140.00-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, **David T. Harris, a single person,** has this day bargained and sold, and does hereby transfer and convey unto **CSH Property One, LLC, a Delaware Limited Liability Company C/O Colony Starwood Homes, 8665 E Hartford Drive, Ste. 200, Scottsdale, AZ 85255,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Final Plat of Old Hickory Hills, Phase Two - Section One of record in Plat at Instrument No. 20030623-0086188, 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 David T. Harris by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20101203-0096549 Register's Office for Davidson County, Tennessee, dated October 06, 2010 and recorded on December 03, 2010.

This is improved property known as: **7432 Maggie Drive, Antioch, Tennessee 37013-3934.**

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 Plat instrument No 20030623-0086188, and restrictions in Instrument No.20020116-0006750, amended in Instrument No. 20101116-0091730, 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 18th day of November, 2016.

David T. Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **David T. Harris,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: _____

RHONDA G. PAUL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $211,000.00

AFFIANT

Subscribed and sworn to before me this the 18th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: _____

RHONDA G. PAUL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019

File No: 169860