WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170001002 DEEDWARR
Recvd: 01/05/17 09:41 2 pgs
Fees:13.00 Taxes:614.20
20170105-0001145

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

R-VRES-16-1117-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brianna J. Duncan	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **1117 Shallowbrook Trail S**	(NAME) **2002 Richard Jones Road, Suite 300A**	**175-06-0A-040.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Nashville, TN 37215**	
(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, **JUSTIN HARRIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIANNA J. DUNCAN, AN UNMARRIED WOMAN,** 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. 40 on the Plan of Final Plat of Section One, The Preserve at Old Hickory "Cluster Lot Subdivision" of record in Plat at Instrument No. 20060824-0104545, 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 Justin Harris, an unmarried man by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20130114-0004384 Register's Office for Davidson County, Tennessee, dated January 14, 2013 and recorded on January 14, 2013.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- All matters shown on the Plan of record as Instrument Number 20060824-0104545, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20060824-0104548 and Instrument No. 20061208-0152023, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20060824-0104548, in the Register's Office for Davidson County, Tennessee.
- Easement to First Suburban Water District of record in Book 4453, Page 154, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Colonial Pipeline of record in Book 4542, Page 131, Book 3616, Page 453, Book 3570, Page 13 and Book 3571, Page 599, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easements of record in Book 2346, Page 378 and Book 4425, Page 582, in the Register's Office for Davidson County, Tennessee.
- Declaration of Taking to United States of America (TVA) of record in Book 11335, Page 609 and Instrument No. 20021017-0127752, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20041103-0132562 and Instrument No. 20070112-0005306, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Telephone Company of record in Instrument Number 20061013-0127087, in the Register's Office for Davidson County, Tennessee.
- Easement to TDS Telecom of record in Instrument Number 20061013-0127208, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1117 Shallowbrook Trail S, Antioch, Tennessee 37013**.

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 3rd DAY OF JANUARY, 2017.

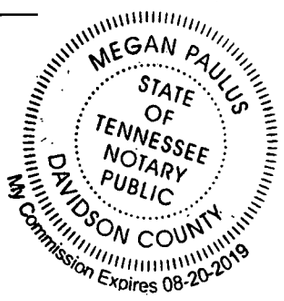
Justin Harris by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUSTIN HARRIS, and who acknowledged he/she/they executed the same as the free act and deed of the said JUSTIN HARRIS.

Witness my hand and official seal, this the 3rd of January, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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