BILL GARRETT, Davidson County
Trans: T20170003109 DEEDWARR
Recvd: 01/12/17 09:23 2 pgs
Fees: 13.00 Taxes: 1036.00

20170112-0003501

STATE OF Tennessee
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2017.

Notary Public
MY COMMISSION EXPIRES: 10/08/2020
File No. G16-7037D

A. HERNANDEZ
Commission No. 2167142
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires October 8, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joshua R. Gagliastri (NAME)	First Bank (NAME)	087 01 0010.00
4113 New Hope Meadow Road (STREET ADDRESS)	318 Seaboard Lane, Ste 205 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Owen Leslie Harold, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua R. Gagliastri, an unmarried man**, 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 No. 101 on the plan of NEW HOPE MEADOWS, PHASE I, First Revision of record in Plat Book 6900, Page 653 as corrected in Book 7664, Page 465, 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 Owen Leslie Harold, an unmarried man from Edwin E. Byers, II, married man, by Warranty Deed dated October 1, 2015, as Instrument No. 20151006-0101561, in the Register's Office for Davidson County, Tennessee. Owen Leslie Harold is now married.
Annika R. Winter joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 653, corrected in Book 7664, Page 465, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Book 7525, page 935, Register's Office for Davidson County, Tennessee.
4. Bylaws of record in Book 7557, Page 356, Book 7567, page 106, and Instrument # 200301060001977, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record in Instrument # 200802270019161, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewers as recorded in Book 7079, Page 196 and in Book 7083, page 435, Register's Office for Davidson County, Tennessee.
7. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7557, Page 377, Book 7567, Page 103, Book 7934, Page 796 and Instrument # 200301060001976, and in any allied instrument(s) referred to in said restrictions.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4113 New Hope Meadow Road, Hermitage, TN 37076.

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, 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. Whenever 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 10th day of January, 2017.

Owen Leslie Harold — January 10, 2017 Date

Annika R. Winter — January 10, 2017 Date

STATE OF California

COUNTY OF San Diego }

A. HERNANDEZ
Commission No. 2167142
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires October 8, 2020

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Owen Leslie Harold and Annika R. Winter, Husband and Wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of January, 2017.

My Commission Expires: 10/08/20

A Hernandez
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066