THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 161210249** BILL GARRETT, Davidson County Trans:T20170009612 DEEDWARR Recvd: 02/01/17 15:02 2 pgs Fees:13.00 Taxes:580.90 20170201-0010908	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $157,000.00. ~~Affiant~~ Subscribed and sworn to before me, this 18th day of January, 2017. Notary Public My Commission Expires:

Jacqueline M. Daugherty State of Tennessee Notary Public Knox County

WARRANTY DEED

Address New Owner: Jessica Weidlich 1880 Shaylin Loop Antioch TN 37013	Send Tax Bills To: Same	Tax Information: Tax Parcel ID No. 173-05-0A-011.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebekah Scott n/k/a Rebekah Scott Harbison, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Weidlich , single**, ("Grantees), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being all of Lot No. 11 (Eleven) on the Plan of Barnes Crossing, Phase 1, a Planned Unit Development, according to plat and surveys as shown on Exhibit A of said Master Deed of record in Instrument No. 20050721-0084791, and re-recorded in Instrument No. 20050805-0092480, and as amended of record in Instrument No. 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Rebekah Scott, an unmarried woman by Warranty deed from Tyler Steven Browning, a married man of record in Instrument No. 20150706-0065059 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 06, 2015.

Corey Justin Harbison joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Rebekah Scott Harbison.

The execution of this instrument is effected by the signature of Rebekah Scott Harbison as Attorney-in-fact for Corey Justin Harbison, which Power of Attorney is recorded in Instrument No. 20170201-0010907, said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

All matters shown on the PUD Boundary Plat in Instrument 20050128-0010427, Register's Office for Davidson County, Tennessee.
The premises herein insured is established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property

Regime of Barnes Crossing of record in Instrument Number 20050721-0084791 and re-recorded in Instrument Number 20050805-0092480, Instrument Number 20051114-0136938 and Instrument Number 20071227-0147998, Register's Office for Davidson County, Tennessee.

Easement to Metro in Instrument Number 20050721-0084791 and Instrument Number 20050811-0095171, Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20131021-0109630, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1880 Shaylin Loop Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of January, 2017.

Rebekah Scott Harbison

Corey Justin Harbison by Rebekah Scott Harbison as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebekah Scott Harbison, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of January, 2017.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rebekah Scott Harbison,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Corey Justin Harbison,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of January, 2017.

Notary Public My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018