WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170030763 DEEDWARR
Recvd: 04/12/17 09:50 2 pgs
Fees:13.00 Taxes:526.51
20170412-0035655

O-CR-17-1318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21 (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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)
Alexandra Halters	**SWBC Mortgage c/o Central Loan Administration & Reporting**	
(NAME) **1407 57th Avenue North**	(NAME) **P.O. Box 202028**	**120-02-0-017.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Florence, SC 29502-2028**	
(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, **SHANNA HENDERSON, UNMARRIED, AND DIANNE HARPER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDRA HALTERS, A MARRIED 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. 124 on the Plan of Miro Meadows of record in Plat Book 1424, Page (s) 94 and 95, 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 Shanna Henderson, unmarried, and Dianne Harper, unmarried, as tenants in common with rights of survivorship by Warranty deed from Vida G. Haynes (of record in Instrument No. 20141031-0100451 Register's Office for Davidson County, Tennessee, dated October 29, 2014 and recorded on October 31, 2014. (Value of consideration shown in aforementioned deed $114,500.00.)

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page (s) 94 and 95, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 1710, Page 183, Register's Office for Davidson County, Tennessee;
- Sanitary Sewer Easement of record in Book 4298, Page 528, in the Register's Office for Davidson County, Tennessee;
- Easement for Water Mains of record in Book 2083, Page 260, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1318 Kermit Drive , Nashville, Tennessee 37217**.

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 7th DAY OF APRIL, 2017.

Shanna Henderson

Dianne Harper by Shanna Henderson Attorney in Fact

Dianne Harper by Shanna Henderson, 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, SHANNA HENDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2017.

Notary Public
My Commission Expires: 3/8/21
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shanna Henderson, 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 DIANNE HARPER, and who acknowledged he/she/they executed the same as the free act and deed of the said DIANNE HARPER.

Witness my hand and official seal, this the 7th of April, 2017.

Notary Public
My Commission Expires: 3/8/21
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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