HND-171855



State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Melanesia Harris

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

April P Grisham
Notary Public

MY COMMISSION EXPIRES:

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
MELANESIA HARRIS	New Owner	033130A/042.00
(NAME) P.O. BOX 60922	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170030856 DEEDWARR
Recvd: 04/12/17 11:00 2 pgs
Fees:13.00 Taxes:103.60
20170412-0035769

WARRANTY DEED

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 HEREBY ACKNOWLEGED, WE, HIDDEN SPRINGS DEVELOPMENT, LLC, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELANESIA L. HARRIS, UNMARRIED, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19, HIDDEN SPRINGS SUBDIVISION, PHASE TWO, FINAL PLAT OF RECORD IN INSTRUMENT NO. 20061101-0135726, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO HIDDEN SPRINGS DEVELOPMENT BY DEED DATED JULY 8, 2004 AND RECORDED ON JULY 15, 2004, OF RECORD IN INSTRUMENT NO. 20040715-0084906, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved property, known as 909 HIDDEN SPRINGS DRIVE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 7th day of April, 2017.

HIDDEN SPRINGS DEVELOPMENT, LLC

BY: Mike Henry, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Mike Henry, Member of Hidden Springs Development, LLC, a Tennessee limited liability company, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 7th day of April, 2017.

NOTARY PUBLIC
My commission expires: 9/25/19

