This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

MAP/GROUP/PARCEL 06016018600

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Daniel Smallbone
2700 Oakwood Ave.
Nashville, TN 37207

SEND TAX BILLS TO:
Everett Financial, Inc.
DBA Supreme Lending
14801 Quorum Drive, Suite 300
Dallas, TX 75254

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **SHAWANDA HARRIS, A SINGLE PERSON,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **DANIEL SMALLBONE, A MARRIED MAN** "Grantee(s,)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 19, on the Plan of Section 1, Shepardwood Subdivision, as shown by plat appearing of record in Book 4175, page 82, 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 Shawanda Harris, a single person, by Special Warranty Deed from Deutsche Bank National Trust Company as Trustee Under The Pooling and Servicing Agreement Series ITF RAST 2005-A15, dated September 7, 2007, appearing of record in Instrument No. 20070918-0111851, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

2017 Real Property Taxes are a lien not yet due and payable until October 1, 2017.; Subject to all matters shown on the Plan of record in Book 4175, page 82, 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 Shepardwood Subdivision of record in Deed Book 4361, page 11 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 2700 Oakwood Ave., Nashville, TN, 37207.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans:T20170040444 DEEDWARR
Recvd: 05/11/17 15:33 2 pgs
Fees:13.00 Taxes:647.50
20170511-0047044

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 9th day of May, 2017.

Shawanda Harris

Shawanda Harris

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Shawanda Harris, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 9th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 7-6-20

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Meredith Maley

AFFIANT

Sworn to and subscribed before me this 9th day of May, 2017.

NOTARY PUBLIC

My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

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