WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/2/17

(AFFIX SEAL)

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

R-VRES-17-6117

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)
William Thomas Macklin and Janie Lucille Macklin	Same	
(NAME) **6117 Cane Springs Road**	BILL GARRETT, Davidson County Trans:T20170042780 DEEDWARR Recvd: 05/19/17 10:42 2 pgs Fees:13.00 Taxes:780.70 20170519-0049902	174-11-0B-021.00-CO
(ADDRESS) **Antioch, TN 37013**		
(CITY) (STATE) (ZIP)	(CITY)	

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, **ERIC HARVEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM THOMAS MACKLIN AND JANIE LUCILLE MACKLIN, HUSBAND AND WIFE,** 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. 21 on the Plan of Final Plat of The Grove at Cane Ridge, Phase Two of record in Plat at Instrument No. 20130422-0039873, as corrected by Surveyor's Certificate of Correction at Instrument No. 20130529-0053815 and Instrument No. 20130913-0096630, 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 Eric Harvey, unmarried by Warranty deed from Randall Clemons, Trustee for benefit of Wilson Bank & Trust and Citizens Bank of Lafayette of record in Instrument No. 20130917-0097739 Register's Office for Davidson County, Tennessee, dated September 12, 2013 and recorded on September 17, 2013.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record as Instrument Number 20130422-0039873, as corrected by Surveyor's Certificate of Correction at 20130529-0053815 and 20130913-0096630, Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms with By-Laws of Cane Ridge Farms Homeowners Association, Inc. appended thereto, of record in Instrument Number 20000905-0087103, as amended in Instrument Number 20001204-0119093, Instrument Number 20010815-0088370, Instrument Number 20040319-0031603, Instrument Number 20041102-0131848, Instrument Number 20060112-0004819, Instrument Number 20100526-0040558, Instrument Number 20101228-012708 and Instrument Number 20120604-0048269, Register's Office for Davidson County, Tennessee.
- Assignment of Declarants Rights of record in Instrument Number 20120524-0045182, Register's Office for Davidson County, Tennessee.
- Charter of Cain Ridge Farms Homeowner's Association, Inc. of record in Instrument Number 20010815-0088360, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area to Cane Ridge Farms Homeowners Association, Inc., of record in Instrument Number 20010815-0088361 and Instrument Number 20110128-0007971, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 4428, Page 565, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Co. of record in Instrument Number 20020123-009340 and Instrument Number 20060607-0067535, in the Register's Office for Davidson County, Tennessee.
- Dedication of easements for water mains, access road, power lines and appurtenances of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.
- Stormwater detention agreement of record in Instrument Number 20050413-0041341, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6117 Cane Springs Road, Antioch, Tennessee 37013**.

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 17th DAY OF MAY, 2017.

Eric Harvey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC HARVEY, 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 17th of May, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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