BILL GARRETT, Davidson County
Trans:T20170044721 DEEDWARR
Recvd: 05/25/17 13:56 2 pgs
Fees:13.00 Taxes:388.50
20170525-0052306

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of May, 2017, by and between Tamara Mounts, married, party of the first part, and Brian Harris, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2, Lot 6, on the Plan of Bianca Square, of record in Book 5800, Page 101, Register's Office for Davidson County, Tennessee, as amended in Book 5200, Page 661, Register's Office for Davidson County, Tennessee, and further amended to add utility and drainage easement of record in Book 6055, Page 760, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Tamara Dale by virtue of that certain Warranty Deed dated March 15, 2004, and being of record at Instrument No. 20040317-0030466 in the Register's Office of Davidson County, Tennessee. Tamara Dale having since married Jeffrey Mounts, and is now known as Tamara Mounts. Jeffrey Mounts joins in this conveyance to transfer any and all marital interest in the listed property.

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), his 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable, subject to restrictions and easements of record in said Register's Office; 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), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tamara Mounts
Tamara Mounts

Jeffrey Mounts
Jeffrey Mounts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Tamara Mounts and Jeffrey Mounts, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of May 2017.

Ashlee D Page
Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Brian Harris

Tax Parcel No 096070A00700CO

Property Address: 210 Hickory Hills Court
Nashville, TN 37214

MAIL TAX
BILLS TO: Brian Harris
593 Harkreader Rd.
mt-Juliet TN 37122.

STATE OF TENNESSEE
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $105,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22 day of May, 2017.

Notary Public

My Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE