WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170050280 DEEDWARR
Recvd: 06/13/17 09:41 2 pgs
Fees: 13.00 Taxes: 1006.40

20170613-0059067

O-KW-17-5532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/17/20 (AFFIX SEAL)

MATTHEW J. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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)
Elizabeth Bonifacius	**Pinnacle Bank**	
(NAME) **5532 Prada Drive**	(NAME) **PO Box 331678**	**181-10-0E-057.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Murfreesboro, TN 37133**	
(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, **PAUL JOSEPH HARBINSON AND CHERYL JEAN HARBINSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH BONIFACIUS, A SINGLE 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. 57 on the Plan of Phase Two, Section One, High Point of record in Plat at Instrument No. 20140117-0004783, 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 Paul Joseph Harbinson and Cheryl Jean Harbinson, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20140806-0070627 Register's Office for Davidson County, Tennessee, dated August 01, 2014 and recorded on August 06, 2014.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record as Instrument Number 20140117-0004783, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20110603-0042709, amended in Instrument No. 20120119-0005431, Instrument No. 20120912-0082818, Instrument No. 20130820-0087853, Instrument No. 20140808-0071500 and Instrument No. 20150622-0059582, Register's Office for Davidson County, Tennessee.
- Charter for High Point HOA of record in Instrument Number 20100113-0003233, amended in Instrument No. 20110603-0042709, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20090309-0020470, in the Register's Office for Davidson County, Tennessee.
- Sewer and drainage easement of record in Instrument Number 20090805-0073466, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville of record in Instrument Number 20090714-0065912, in the Register's Office for Davidson County, Tennessee.
- Sewer and water line easement of record in Instrument Number 20110411-0027742, in the Register's Office for Davidson County, Tennessee.
- Detention/water quality ponds, bioretention areas, water quality unit, storm drainage easement of record in Instrument Number 20090309-0020517 and 20090309-0020488, in the Register's Office for Davidson County, Tennessee.
- Access easement of record in Instrument Number 20080214-0014939, 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: **5532 Prada Drive , Brentwood, Tennessee 37027**.

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 9th DAY OF JUNE, 2017.

Paul Joseph Harbinson by John Gleaves, Attorney in Fact

Cheryl Jean Harbinson by John Gleaves, 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, JOHN GLEAVES, 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 PAUL JOSEPH HARBINSON AND CHERYL JEAN HARBINSON, and who acknowledged he/she/they executed the same as the free act and deed of the said PAUL JOSEPH HARBINSON AND CHERYL JEAN HARBINSON.

Witness my hand and official seal, this the 9th of June, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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