WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/17 14:47 3 pgs
Fees:18.00 Taxes:399.60
20170622-0063058

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $108,000.00

Affiant

Subscribed and sworn to before me this 22nd day of June, 2017.

Notary Public
My Commission expires: 3/8/21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ashley Lynn Harris	Ashley Lynn Harris	073-07-0-249.00
2611 Tate Court	2611 Tate Court	
Nashville, TN 37214	Nashville, TN 37214	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **April Motley and husband, Phillip Motley,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ashley Lynn Harris,** a single woman, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 4B, Zone Lot Division of Lot Nos. 1,2 and 4-7, Cabin Hill Subdivision, Section 2, of record in Plat Book 6050, Page 145, amended in Plat Book 6250, Page 666, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to April Love, unmarried from Larry S. Gatlin, married by Warranty Deed on May 19, 2005, of record in Instrument Number 20050602-0062780, Register's Office for Davidson County, Tennessee. Said April Love having since married Phillip Motley and is now known as April Motley. Phillip Motley joins this conveyance to convey and all interest he may have in the above described property, including but not limited to his marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6050, Page 145, amended in Plat Book 6250, Page 666, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6430, Page 508, as amended in Book 9412, Page 317, Register's Office for Davidson County, Tennessee.
- Charter of Two Rivers Place Homeowner's Association, Inc., of record in Book 6560, Page 154, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: 2611 Tate Court, Nashville, TN 37214

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 19, 2017.

April Motley

Phillip Motley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **April Motley and Phillip Motley** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 19, 2017

Notary Public

My commission expires 11-5-2018

CARL E. DUMPHY II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Carl E. Dumphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

True Copy Certification

I, Dawn Kavanagh, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Dawn Kavanagh who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/8/21

{Notary' Seal}

