Davidson County	DEEDWARR
Recvd: 07/03/17 11:17	3 pgs
Fees:18.00 Taxes:998.63	
20170703-0066703	

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$269,900.00 Melinda Lindsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th day of June, 2017. Cassie

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Freer 4525 Raccoon Trail Hermitage, TN 37076	New Owner	087-01-023.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Dennis L. Harshman and wife, Cathie Harshman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Stephanie Freer, unmarried

Hereinafter called the grantees, their heirs and assigns, a 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. 87, on the Plan of New Hope Meadows, Phase 11, of record in Book 6900, Page 724, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dennis L. Harshman, a married man by deed from Alice J. Dunbar and husband, Robert D. Dunbar dated September 26, 2006 of record in Instrument No. 20061003-0122174, Register's Office, Davidson County, Tennessee. Dennis L. Harshman has since married and Cathie Harshman joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which she may have marital or otherwise.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 7557, Page 377 and amended in Book 7567, Page 103 and Book 7688, Page 804 and supplemental restrictions of record in Book 7934, Page 796 and restated in Instrument No. 20030106-0001976, Register's Office for Davidson County, Tennessee
4) Property is subject to By Laws of record in Book 7557, Page 356 and re-recorded in Book 7567, Page 106 and restated in Instrument No. 20030106-0001977, said Register's Office.
5) Property is subject to easement for Construction Maintenance of sewer/storm drainage to Byrd Development Partners of record in Book 7079, Page 196 and re-recorded in Book 7083, Page 435, said Register's Office.
6) Property is subject to HOA Charter of record in Book 7525, Page 935, said Register's Office.
7) Property is subject to conveyance to HOA for common areas of record in Instrument No. 20080227-0019161, said Register's Office.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4525 Raccoon Trail, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand(s) this 28 day of June, 2017.

Dennis L. Harshman

Cathie Harshman

STATE OF FLORIDA
COUNTY OF Pasco

Personally appeared before me, Dennis L. Harshman and Cathie Harshman, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2017.

NOTARY PUBLIC

My Commission Expires:

July 18th 2017

Sandra M. Raccha
State of Florida
MY COMMISSION # FF 37562
Expires: July 18, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

