THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176643

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this ~~transfer~~ is $293,000.00

Affiant

Subscribed and sworn to before me, this the 30 day of June, 2017.

Notary Public
My Commission Expires: July 6, 2020

BRIAN SAWYERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires July 6, 2020

BILL GARRETT, Davidson County
Trans:T20170056854 DEEDWARR
Recvd: 07/03/17 14:48 3 pgs
Fees:18.00 Taxes:1084.10
20170703-0066950

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Janette Byford 523 Starline Drive Nashville, TN 37209	New Owner	102-04-0-005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David S Harrison and Heather Henderson Harrison, formerly husband and wife, but now unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Janette Byford, 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. 1036 on the Plan of Charlotte Park, Section 13, of record in Book 2900, pages 142 & 143, Register's Office for said county.

Said Lot No. 1036, which is a corner lot, fronts 102.0 feet on the Southeasterly margin of Starliner Court and fronts 107 feet of the Southwesterly margin of Starliner Drive, said frontages being joined by a curve having a length of 39.3 feet and extends back
125.0 feet on the Southeasterly line and 131.8 feet on the Southwesterly line to a point of intersection.

Being the same property conveyed to David S. Harrison and Heather Henderson Harrison, husband and wife by Warranty Deed from Jeffrey L. Bartlett, a single person, dated August 3, 2004, recorded August 23, 2004, of record in Instrument No. 20040823-0101494, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 523 Starliner Drive, Nashville, TN 37209

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2017.

David S Harrison

Heather Henderson Harrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **David S Harrison** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **30th** day of June, 2017.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires:

STATE OF FLORIDA
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Heather Henderson Harrison,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of June, 2017.

Notary Public
My Commission expires: _____

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of June, 2017.

David S Harrison

Heather Henderson Harrison

Heather Henderson Harrison

STATE OF TENNESSEE Florida
COUNTY OF DAVIDSON Broward

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **David S Harrison** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **30th** day of June, 2017.

Notary Public
My Commission expires: _____

STATE OF FLORIDA
COUNTY OF Broward

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Heather Henderson Harrison,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29 day of June, 2017.

Notary Public
My Commission expires: Sept 30. 2017

APRIL OLLIVIERE
Notary Public, State of Florida
Commission # FF 45897
My comm. expires Sept. 30, 2017