WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170068719 DEEDWARR
Recvd: 08/09/17 09:14 2 pgs
Fees: 13.00 Taxes: 1750.10
20170809-0081408

Melanie D. DuRard — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $473,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerald D. McCormick II	Gerald D. McCormick II	115-07-0-100.00
(NAME)	(NAME)	
PO BOX 1087	PO BOX 1087	
(ADDRESS)	(ADDRESS)	
Chattanooga, TN 37401	Chattanooga, TN 37401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Harmony Designs, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerald D. McCormick II and Kimberly McCormick, husband and wife,** 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:

A certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 353 on the Plan of West Meade Farms Inc., Section "M", as of record in Book 2133, page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 353 fronts 180.2 feet on the easterly side of Ebenway Drive and fronts 114.2 feet on the northerly side of West Meade Drive, said frontage being joined by a curve having a length of 37.4 feet and runs back 269.0 feet on the northerly line and 335.4 feet on the easterly line to a point of intersection.

Being the same property conveyed to Milah P. Lynn by Warranty Deed from David J. Lasserre and wife, Joan Lasserre, dated August 26, 2013, of record in Instrument No. 20130828-0091027, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Harmony Designs, LLC, by Quitclaim Deed from Milah P. Lynn, dated August 26, 2013, of record in Instrument No. 20130828-0091032, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 710 West Meade Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 2133, page 107; restrictions of record in Book 2292, page 45; and all of record in the Register's Office for Davidson County, Tennessee.

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 my/our hands this 4th day of August, 2017.

Harmony Designs, LLC

Milah P. Lynn

By: Milah P. Lynn
Its: Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Milah P. Lynn with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Sole Member of Harmony Designs, LLC and that she as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Sole Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 4th day of August, 2017.

Valerie L Kane

Notary Public
My Commission Expires: 6/12/21

File No.: 25635

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Comm. Expires
June 12, 2021