Bill Garrett Davidson County
Batch# 14717 DEEDWARR
10/17/2017 02:04:30 PM 5 pgs
Fees: $28.00 Taxes: $987.90
20171017-0106392

LIMITED LIABILITY WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of October, 2017, by and between **SIRVA RELOCATION CREDIT, LLC,** a Limited Liability Company organized and existing under and by virtue of the laws of the State of DELAWARE, party of the first part, and **Joshua James Hibray, a single man**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good an valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 307 on the Plan of River Trace Estates, Phase 2, Section 6, of record in Instrument Number 20010605-0058138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to the part of the first part by warranty deed of record under Instrument No. 20171017010639l in the Register's Office of DAVIDSON County, Tennessee.

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 said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for those matters set out on Exhibit "B" hereto, which Exhibit "B" is incorporated herein by reference as fully as if set out herein verbatim; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-39502

SIRVA RELOCATION CREDIT, LLC

By: _____

Its: Mgr Title Operations

STATE OF Ohio
COUNTY OF Cuyahoga

Francoise J Cogman
Notary Public - State Of Ohio
Recorded in Portage County
My Commission Expires
November 14, 2021

BEFORE ME, the undersigned duly, a Notary Public within and for said County and State, duly commissioned and qualified, personally appeared Kevin Butler, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Mgr Title Ops (Manager, Chief Manager, Sole Member, Member, or other authorized signatory, as the case may be) of SIRVA RELOCATION CREDIT, LLC, a Limited Liability Company, and who further acknowledged that, being duly authorized so to do, he/she executed the foregoing instrument for the purposes therein contained, by subscribing thereto the name of said limited liability company as the free act and deed of said limited liability company.

WITNESS my hand and Notarial Seal at Office this 20th day of September, 2017

Francoise J Cogman
Notary Public

My commission expires: 11-14-21

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 267,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cathy Cupp
Affiant

Subscribed and sworn to before me this 13th day of October, 2017

Notary Public

My commission expires: March 18, 2019

CHRISTOPHER D JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Property Address: **3124 BARKSDALE HARBOR DRIVE, NASHVILLE, TN 37214-1171**

Name and address of property owner, and mail tax bills to:

Joshua James Hibray
3124 Barksdale Harbor Drive
Nashville, TN 37214

Tax Parcel Number: 062020A33500CO

This instrument was prepared by, and after recording, return to:

Stewart Title Company
Sidwell & Barrett, PC
1630 NW Broad Street, Ste 100
Murfreesboro, TN 37129

EXHIBIT "B"

All matters shown on the plat of record in Plat Instrument No. 20010605-0058138, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded, as Instrument No. 20011126-0128569, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded, as Book 6851, Page 370 and Amended as Book 6982, Page 747, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement recorded February 24, 1997 in Book 10357, Page 925, in the Register's Office for Davidson County, Tennessee.

Option Agreement recorded June 25, 1996 in Book 10097, Page 93, in the Register's Office for Davidson County, Tennessee.

Grant and Indemnity Agreement recorded November 04, 1986 in Book 7030, Page 798, in the Register's Office for Davidson County, Tennessee.

Easement recorded in Book 3959, Page 595, in the Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easement recorded in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.

By Laws of River Trace Homeowner's Association, Inc recorded in Book 6851, Page 390, in the Register's Office for Davidson County, Tennessee.

Charter recorded in Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

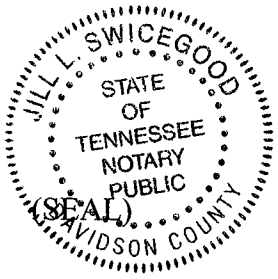
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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