Bill Garrett Davidson County
Batch# 17611 DEEDWARR
10/24/2017 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $550.93
20171024-0109108

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of October, 2017, by and between Dionne Harris, unmarried, party of the first part, and Elaina D. Mays, single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Unit No. 165 on the PLan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20031119-0618785 - Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all or part of the same property conveyed to Dionne Harris by virtue of that certain Warranty Deed dated September 24, 2004, and being of record at Instrument No. 20040928-0116626 in the Register's Office of 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 GRANTEE(S), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all restrictions of record in Instrument Numbers 20031119-0168785, 20050609-0066104, 20060825-0105504, and in Instrument Number 20080812-0092993, said Register's Office and subject to Master Plat of record in Instrument Number 20040218-0018388 and revised in Instrument Number 20080729-0077387, said Register's Office and subject to Quit Claim Deed to HOA in Instrument Number 20031120-0169428 and Instrument Number 20050803-0091277, said Register's Office.; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Dionne Harris

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Dionne Harris and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of October, 2017.

Notary Public

VERONICA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-19

My Commission Expires: 9.25.17

Property Owner & Address: Elaina D. Mays

1004 Halifax Drive
Antioch, TN 37013

Tax Parcel No 163160A06500CO

Property Address: 1004 Halifax Dr.
Antioch, TN 37013

MAIL TAX BILLS TO: Owner at property address

Firm File #: 20170965

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $148,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Elaina D. Mays
AFFIANT

VERONICA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-19

SUBSCRIBED AND SWORN TO before me this 24th day of October, 2017.

Notary Public

My Commission Expires: 9.25.19

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

201710240109108