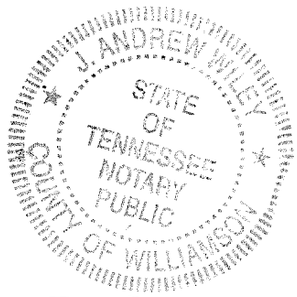
Bill Garrett Davidson County
Batch# 31833 DEEDWARR
11/30/2017 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $628.63
20171130-0122397



Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: DEC 27 2017
(AFFIX SEAL)

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
Conner Jordan Harris 225 Martingale Drive Old Hickory, TN 37138	Mortgage Research Center LLC 1400 Veterans United Dr. Columbia, MO 65203	044.14-0-009.00

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,

Allison Simpson, single woman

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

Conner Jordan Harris, a single man

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, TN, being Lot No. 225, Block 4, on the Plan of Part 1, Cumberland Terrace, as of record in Book 1424, Page 49, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Allison Simpson, single woman by Warranty Deed from Jeannette Marzen, unmarried, dated June 16, 2015 of record in Instrument Number 20150622-0059641, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 1424, Page 49, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 1582, Page 505, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 225 Martingale Drive, Old Hickory, TN 37138
(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 my hand(s) this 22 day of November, 2017.

Allison Simpson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Allison Simpson, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 9-1-21



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

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

