WARRANTY DEED

R-CB-17-4024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Harshey	**Mortgage Investors Group**	
(NAME)	(NAME)	**173-09-0B-007.00-CO**
4024 Barnes Cove Drive	**8320 East Walker Springs Lane, Suite 200**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANET L. CRICK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW HARSHEY, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 7 on the Plan of Section One, Barnes Cove of record in Plat at Instrument No. 20020409-0043258, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janet L. Crick, a single woman by Warranty deed from Bryan K. Hall and wife, Laura T. Hall of record in Instrument No. 20130730-0079110 Register's Office for Davidson County, Tennessee, dated July 28, 2013 and recorded on July 30, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat at Instrument No. 20020409-0043258, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20021217-0155806, and Instrument No. 20110720-0055565, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20021217-0155805, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Number 20020408-0042673 and Instrument No. 20020201-0014182, in the Register's Office for Davidson County, Tennessee.
- Declaration and Grants of Easements for Public Sidewalks of record in Instrument Number 20030402-0043515, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4024 Barnes Cove Drive, Antioch, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Bill Garrett Davidson County
Batch# 48367 **DEEDWARR**
01/17/2018 02:00:15 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180117-0004863

Witness my/our hand(s) this the 11th DAY OF JANUARY, 2018.

Janet L. Crick

Janet L. Crick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET L. CRICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212