Prepared by:
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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Carmen Costa
Affiant

Subscribed and sworn to before me, this _____ day of January 2018.

Notary Public _____
My commission expires: _____

DANIEL D. BRITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 5, 2021

Bill Garrett Davidson County
Batch# 53248 DEEDWARR
01/30/2018 03:31:32 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20180130-0009575

Address of New Owner: Anna Harris, 438 English Ivy Drive, Nashville TN 37211

Send Tax Bills to: ACCESS NATIONAL MTG, 1800 ROBERT FULTON DR, STE 350, RESTON, VA 20191

Tax Information 161 11 0D 060.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Ileia S. Hook f/k/a Ileia S. Luke, married, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Anna Harris, single woman, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 60, Building L, Villages of Brentwood, Phase VII, of record in Plat Book 6900, Page 777, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ileia S. Luke, unmarried and n/k/a Ileia S. Hook, married, by Warranty Deed, dated May 9, 2014, from Anita Lynn Armstrong, unmarried, of record in Instrument No. 20140513-0040743, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Villages of Brentwood, Phase VII, of record in Book 6900 Page 77, Register's Office for Davidson County, Tennessee 3) Charter of Villages of Brentwood Homeowner's Association of record in Book 6158 Page 352. 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7231 Page 789 and amended in Book 7472 Page 108 and

Book 7679 Page 109 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 438 English Ivy Drive, Nashville, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 29th day of January, 2018.

Ileia S. Hook

Adam Hook, who joins in this conveyance for the sole purpose of waiving any marital interest he may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ileia S. Hook and Adam Hook, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of January, 2018.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10409