This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1412

Bill Garrett Davidson County
Batch# 61235 DEEDWARR
02/21/2018 04:02:30 PM 2 pgs
Fees: $13.00 Taxes: $944.24
20180221-0016642

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,200.00

Karen Harris
Affiant

Subscribed and sworn to before me, this the 21st day of February, 2018

Notary Public
My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Karen Harris 240 Clearlake Drive West Nashville, TN 37217	owners at property address	136-06-0-007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, **William B. Cotten and Megan Cotten, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Karen Harris and Mildred Wright as tenants in*** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

* common with full rights of survivorship

Land in Davidson County, Tennessee, being Lot No. 215, on the Plan of Section Four, Priest Lake Park, of record in Book 4460, Pages 15, 16, and 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William B. Cotten, and Megan Cotten, Joint Tenants by Warranty Deed from Patricia B. White, now Wolford, married, recorded on the 23rd day of May, 2014 in Instrument No. 20140523-0044612, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **240 Clearlake Drive West, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of February, 2018.

GRANTOR:

William B. Cotten

Megan Cotten

Megan Cotten

STATE OF Nebraska
COUNTY OF Sarpy

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William B. Cotten and Megan Cotten, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of February, 2018.

State of Nebraska – General Notary
LISA L BOOKS
My Commission Expires
December 5, 2019

Notary Public
My Commission expires: 12/5/2019

WARRANTY DEED

File No.: 1-18-1412

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: 9/30/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-30-2019