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

File Number: 1-18-1403

Bill Garrett Davidson County
Batch# 61590 DEEDWARR
02/22/2018 12:01:23 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20180222-0016975

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $277,000.00

Affiant

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC AMANDA VAUGHN

Subscribed and sworn to before me, this the 20th day of February, 2018

Notary Public
My Commission Expires: 5/5/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Miller 1056 Woodbury Falls Drive Nashville, TN 37221	Quicken Loans, Inc. 1050 Woodward Avenue Detroit, MI 48226	128-12-0C-063.00CO

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 P. Harter, an unmarried man, and William M. Harter, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew Miller, an unmarried man**, 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:

Land in Davidson County, Tennessee, being Unit No. 1056 on the plan of WOODBURY TOWNHOMES, PHASE 1, as shown on plat recorded as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to William P. Harter and William M. Harter by Special Warranty Deed from Marquis Homes, LLC., a Tennessee limited liability company, recorded on the 24th day of August, 2009 in Instrument No. 20090824-0079584, in the Register's Office of Davidson County, Tennessee.

This Instrument executed on behalf of William M. Harter ("Principal") by William P. Harter pursuant to the Power of Attorney of record in Instrument Number 20180222-0016974, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **1056 Woodbury Falls Drive, Nashville, TN 37221.**

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 20th day of February, 2018.

GRANTOR:

William P. Harter
William M. Harter By William P. Harter
Attorney in Fact

William M. Harter by William P. Harter, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William P. Harter, 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 20th day of February, 2018.

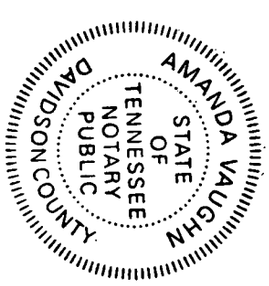


Notary Public
My Commission expires: 5/5/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William P. Harter, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of William M. Harter ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 20th day of February, 2018.



Notary Public
My Commission expires: 5/5/2020

EXHIBIT "A"
TO Warranty Deed
From: William P. Harter and William M. Harter
To: Andrew Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Wm P Harter
Affiant

WITNESS my hand and seal at office this 20th day of February, 2018.

Amanda Vaughn
Notary Public
My Commission Expires: 5/5/2020

