WARRANTY DEED

JM-RR-18-6948

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020 (AFFIX SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

Bill Garrett Davidson County
Batch# 74337 **DEEDWARR**
03/28/2018 10:58:50 AM 2 pgs
Fees: $13.00 Taxes: $1,605.43

20180328-0028897

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Tony Dwayne Harrison	**Gardner Financial Services, Ltd. dba Legacy Mutual Mortgage**	
(NAME)	(NAME)	**130-3-A-20.00CO**
6948 Stone Run Drive	**3503 Paesanos Parkway**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Antonio, TX 78231**	
(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, **CHRIS D. KOON AND WIFE, DEBORAH L. KOON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TONY DWAYNE HARRISON, 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. 20 on the plan of Stone Creek Park, Section 1-C, of record in Plat Book 9700, Pages 469 and 470, Register's Office for said County, to which reference is herby made for a more complete description.

Being the same property conveyed to Chris D. Koon and wife, Deborah L. Koon, by Warranty Deed from Zaring Homes, Inc., recorded December 21, 1998 in Book 11260, Page 288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 9700, Page(s) 469 and 470, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10324, Page 365, as amended in Instrument No. 20010719-0076875, Register's Office for Davidson County, Tennessee
- Plan of record in Plat Book 9700, Page 266 and Plat Book 9700, Page 652, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6218, Page 199, in the Register's Office for Davidson County, Tennessee.
- Water Use Agreement of record in Book 6068, Page 119, in the Register's Office for Davidson County, Tennessee.
- Dedication of common area to Stone Creek Park Subdivision Homeowner's Association of record in Book 10763, Page 909, in the Register's Office for Davidson County, Tennessee.
- Easement for encroachment of record in Book 10487, Page 632, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress of record in Book 10716, Page 596, 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: **6948 Stone Run 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; 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.

Witness my/our hand(s) this the 23rd DAY OF MARCH, 2018.

Chris D. Koon

Chris D. Koon

Deborah L. Koon

Deborah L. Koon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS D. KOON, 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 23rd of March, 2018.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH L. KOON, 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 23rd of March, 2018.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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