(1) Return to:

BRIO
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37087

WARRANTY DEED

Bill Garrett Davidson County
Batch# 83587 DEEDWARR
04/23/2018 09:45:45 AM 2 pgs
Fees: $13.00 Taxes: $2,749.10

20180423-0037822

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $743,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-26-2020

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Summer Williams	Finworth Mortgage, LLC an InsBank Company	Map 131-2-3C
(NAME)	(NAME)	
2035 Overhill Drive	2106 Crestmoor Road	Parcel 2.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville,k TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Timothy C. Harvey, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Summer Williams,** hereinafter called the GRANTEES, 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 2 as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 4201 Kirtland Road, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument No. 20160408-0033870, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property Timothy C. Harvey, married by Warranty Deed from Land Development.com, Inc. a Tennessee Corporation, filed for record on May 5, 2015 as Instrument No. 20150504-0040286, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the property as a married person and the subject property is not subject to any marital rights therein.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2035 Overhill Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 13th day of April, 2018.

Timothy C. Harvey

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named, Timothy C. Harvey, the bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 13th day of April, 2018.

Notary Public

My Commission Expires: _____

File No.: 38689

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021