Bill Garrett Davidson County
Batch# 98544 DEEDWARR
05/31/2018 10:53:17 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20180531-0051869

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of May, 2018.

Notary Public
My commission expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

13-1804-133075

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Melissa Engel 6340 Spera Pointe Xing Hermitage TN 37076	Melissa Engel 6340 Spera Pointe Xing Hermitage, TN 37076	098-05-0-B-039.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Benny W. Harris, unmarried man and Delita Harris, unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Melissa Engel, an unmarried woman**, hereinafter called the Grantees, their successors 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 Lot No. 39, on the Plan of Baypointe Subdivision, Phase II, of record in Instrument No. 20010608-0060679, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benny W. Harris and Delita Harris, husband and wife by deed from Landmark Homes of Tennessee, Inc., a Tennessee Corporation, dated November 15 2001, recorded November 19, 2001, of record in Instrument No. 20011119-0126031, Register's Office for Davidson County, Tennessee. The said grantees having since divorced. Final Decree of Divorce filed February 14, 2018 in the General Sessions Court for Wilson County, Tennessee at Lebanon, Docket No. 17-DV-169.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6340 Spera Pointe Xing, Hermitage, TN 37076.

Subject to Welcome Home Retention language found attached in "Exhibit "A".

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of May, 2018.

Benny W. Harris

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Benny W. Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Houston, TX, this 23rd day of May, 2018.

Notary Public

My Commission expires: 04/15/2019

STACY LANCEY
MY COMMISSION EXPIRES
April 15, 2019

WITNESS my hand this 24th day of May, 2018.

Delita Harris

Delita Harris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Delita Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 24th day of May, 2018.

Notary Public

My Commission expires: 05/19/20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020