WARRANTY DEED

Bill Garrett Davidson County
Batch# 105213 DEEDWARR
06/15/2018 11:21:07 AM 2 pgs
Fees: $13.00 Taxes: $1,113.70

20180615-0057735

O-KW-18-316

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 12-12-2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Harris, Jr. and Andrea Harris	**Mortgage Investors Group**	
(NAME)	(NAME)	**161-10-B-65.00CO**
316 Harwich Court	**8320 East Walker Springs Lane, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Knoxville, TN 37923**	
(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, **WILLIAM A. DASHER AND TABITHA T. DASHER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL HARRIS, JR. AND ANDREA HARRIS, HUSBAND AND WIFE,** 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. 256 on the Plan of Second Revision-Phase Six, Villages of Brentwood, of record in Plat Book 6900, Page 316, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William A. Dasher and Tabitha T. Dasher, husband and wife, by Warranty Deed from William H. Mitchell, Jr. and Amanda N. Mitchell, husband and wife, recorded June 3, 2015 in Instrument No. 20150603-0051994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 316, Register's Office for Davidson County, Tennessee;
- Taxes for the year 2018 and thereafter, a lien not yer due and payable;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, Book 6398, Page 495, Book 6852, Page 497, Book 7207, Page 251 and Book 8507, Page 831, Register's Office for Davidson County, Tennessee;
- Charter of Villages of Brentwood Homeowner's Association of record in Book 6158, Page 352, as amended in Book 7599, Page 914, in the Register's Office for Davidson County, Tennessee;
- Easement Agreement of record in Book 5753, Page 913, in the Register's Office for Davidson County, Tennessee;
- Easement conveyed to TVA of record in Book 2338, Page 222 and Book 2335, Page 221, in the Register's Office for Davidson County, Tennessee;
- Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 6897, Page 116 and Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee;
- Easement for water Main of record in Book 6310, Page 961, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **316 Harwich Court, 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 14th DAY OF JUNE, 2018.

William A. Dasher

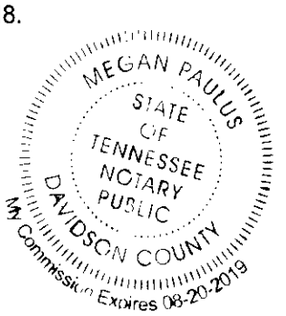
Tabitha T. Dasher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM A. DASHER, 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 14th of June, 2018.

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

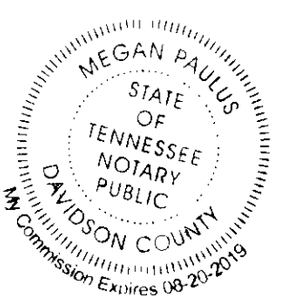


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TABITHA T. DASHER, 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 14th of June, 2018.

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



RETURN TO:
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Nashville, TN 37212