Bill Garrett Davidson County
Batch# 106877 DEEDWARR
06/20/2018 01:37:01 PM 2 pgs
Fees: $13.00 Taxes: $818.07
20180620-0059482

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,100.00.

Affiant

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2018.

Notary Public
MY COMMISSION EXPIRES:
File No. G18-2075D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennifer Balderas Cahill, unmarried (NAME)	NEW OWNER (NAME)	034-14-0A-033.00-CO
724 Maylene Drive (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Ethan D. Harlacher, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Balderas Cahill, unmarried**, 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 Lot No. 33 on the plan of CUMBERLAND BEND, as shown by plat of record in Instrument No. 20091231-0118971, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ethan D. Harlacher, unmarried from NVR Homes, Inc., a Virginia Corporation T/A Fox Ridge Homes, by Deed dated February 7, 2011, as Instrument No. 20110208-0011042, in the Register's Office for Davidson County, Tennessee.

Stepfanie Harlacher joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20080507-0047106 and Instrument No. 20100331-0024184, and in any allied instrument(s) referred to in said restrictions.
2. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20091231-0118971 , Register's Office for Davidson County, Tennessee
4. Easement for sanitary sewers as recorded in Instrument No. 20060531-0063526 and Instrument NO. 20070323-0035160, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer/storm drainage as recorded in Book 4854, page 658, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Instrument No. 20130422-0039938, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement in Instrument No. 20060727-0090943, said Register's Office.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 724 Maylene Drive, Madison, TN 37115.

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.

Witness my/our hand(s) this 8th day of June, 2018.

Ethan D. Harlacher — June 08, 2018 Date

Stefanie. Harlacher — June 08, 2018 Date

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 Ethan D. Harlacher and Stefanie Harlacher, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged thatthey executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of June, 2018.

My Commission Expires:_____

Notary Public

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066