STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford

Record and Return To:
Limestone Title & Escrow, LLC
~~3173 South Church Street~~ 522 B Brandies Cr
Murfreesboro, TN ~~37127~~ 37128 Skl

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2018.

Notary Public
MY COMMISSION EXPIRES: 8/18/18
File No. G18-1612D

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 106971 DEEDWARR
06/20/2018 04:00:17 PM 2 pgs
Fees: $13.00 Taxes: $699.30

20180620-0059680

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Miles McNulty, unmarried man, and Katrina Newell, unmarried woman (NAME)	Same as SPLIT (NAME)	075-12-0A-113.00-CO
500 Scotts Creek Trail (STREET ADDRESS)	New Owner (STREET ADDRESS)	
Hermitage, TN 37076 (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, **Matthew J. Diffenderfer and Leah M. Diffender Harris**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miles McNulty, unmarried man, and Katrina Newell, unmarried woman, as joint tenants with right of survivorship.** 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. CC-I4 on the plan of GREER MEADOWS AT CEDAR CREEK, SECTION 3, PHASE 1, A PLANNED UNIT DEVELOPMENT, as shown by plat of record in Instrument No. 20010920-0101748, 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 Matthew J. Diffenderfer and Leah M. Diffenderfer from Jimmy D. Wright and Amanda G. Wright, by Deed dated January 25, 2013, as Instrument No. 20130128-0008794, in the Register's Office for Davidson County, Tennessee.

The said Leah M. Diffenderfer is now known as Leah Harris.

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

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 8060, page 692, Book 8239, page 649, Book 10802, page 402 and Instrument No. 20020606-0069062, and in any allied instrument(s) referred to in said restrictions.
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. 20010920-0101748, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 8060, page 680, Register's Office for Davidson County, Tennessee

5. Bylaws of record in Book 8060, page 685, Register's Office for Davidson County, Tennessee.

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.
The signature of Leah Harris is signed by his/her duly appointed Attorney-in-fact Matthew J. Diffenderfer, pursuant to the Power of Attorney recorded in Book ✱_____, page _____, said Register's Office.
✱20180620-0059679
This is improved property, known as 500 Scotts Creek Trail, Hermitage, TN 37076.

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 26th day of April, 2018.

Matthew J. Diffenderfer — April 26, 2018 Date

LEAH M. DIFFENDER HARRIS

By: _____
Matthew J. Diffender, Attorney-in-fact — April 26, 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 Matthew J. Diffenderfer , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of April, 2018.

My Commission Expires:_____

Notary Public

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY COMM. EXP. 8-21-18

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Matthew J. Diffender, Attorney-in-fact for Leah M. Diffender Harris, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of April, 2018.

My Commission Expires:_____

Notary Public

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY COMM. EXP. 8-21-18

PREPARED BY AND RETURN TO:

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