THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180516296

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $480,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of June, 2018.

Notary Public
My Commission Expires: 03.03.20

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY: BANKERS TITLE & ESCROW CORP 210 WEST END AVE.

RETURN TO

Bill Garrett Davidson County
Batch# 107444 DEEDWARR
06/22/2018 10:34:29 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20180622-0060368

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Burton Harper, Jr. 504 South 9th Street Nashville TN 37206	Peoples Home Equity Inc., A Tennessee Corp. 5205 Maryland Way, Ste. 100 Brentwood, TN 37027	Tax Parcel ID No. 082-16-0J-003.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Austin T. Smith and Lauren M. Smith, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Burton Harper, Jr. , unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 as set forth on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for The Vue at Shelby, A Horizontal Property Regime with Private Elements as recorded as Instrument Number 20120817-0074121, 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 Austin T. Smith and Lauren M. Smith, husband and wife by Warranty deed from Prime Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140512-0040555 Register's Office for Davidson County, Tennessee, dated May 9, 2014 and recorded on May 12, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 60, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20120817-0074121, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 504 South 9th Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 21st day of June, 2018.

Austin T. Smith

Lauren M. Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Austin T. Smith and Lauren M. Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022