Bill Garrett Davidson County
Batch# 112430 DEEDWARR
07/03/2018 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20180703-0064628

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# W79-101

ADDRESS NEW OWNER:
Corby Dougles Derr
~~178 2nd Avenue North, Unit 101~~
~~Nashville, Tennessee 37201~~
1522 Twining Rd., Willow Grove, PA 19090

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Stearns Lending, LLC
4 Hutton Centre Dr., 10th Fl.
Santa Ana, CA 92707-8788

MAP **93-2-4-A-101.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Raymond Harris, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Corby Dougles Derr, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 101, The Quarters Condominiums, as established under Master Deed of record in Instrument 20050902-0106149, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Raymond Harris by deed from John G. Droman and wife, Marilyn S. Droman dated May 25, 2007,* of record in Instrument No. 20070604-0065743, Register's Office for Davidson County, Tennessee.

*and recorded on June 4, 2007

This is improved property known as 178 2nd Avenue North, Unit 101, Nashville, Tennessee 37201.

THIS CONVEYANCE is made subject to all zoning; all setback requirements and general utility, sewer and drainage easements of record; all subdivision and/or condominium declarations, covenants, restrictions and easements of record; and any leases or other encumbrances specified in the sales contract.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of June, 2018.

Raymond Harris

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

WITNESS my hand and official seal at office this 29th day of June, 2018.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $570,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of June, 2018.

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5.25.20

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

