STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 122221 DEEDWARR
07/30/2018 11:25:53 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180730-0074003

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24h DAY OF July, 2018.

Notary Public
MY COMMISSION EXPIRES: 6-30-2019
File No. G18-2192D

April G. Nichols
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Willie Taylor, Jr. and Audrey Taylor, husband and wife, (NAME)	SAME SPLIT (NAME)	151-9-A-156 CO
4341 Cambridge Drive (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (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, **George W. Harvell, III and April D. Harvell, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Willie Taylor, Jr. and Audrey Taylor**.

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. 156 on the plan of LONG HUNTER CHASE, PHASE 2, SECTION 1, as shown by plat of record in Plat Book 7900, Page 763-764 and amended in Book 9473, page 43, 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 George W. Harvell, III and wife, April D. Harvell from William F. Harrison and Sherry F. Harrison, husband and wife, by Deed dated September 15, 2006, as Instrument No. 20060927-0119525, in the Register's Office for Davidson County, Tennessee.

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 9430, page 251 and Book 9534, page 938, 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 Book 7900, page 763-764 and corrected in Book 9473, page 43, Register's Office for Davidson County, Tennessee.

4. Transmission Line Easement as recorded in Book 2338, page 466, Register's Office for Davidson County, Tennessee.
5. Charter of Homeowner's Association of record in Book 9433, page 953, Register's Office for Davidson County, Tennessee.
6. Common Area conveyed to Homeowner's Association of record in Book 9432, page 792, Register's Office for Davidson County, Tennessee.
7. Bylaws of record in Book 9430, page 279, Register's Office for Davidson County, Tennessee.
8. Easement for water mains and appurtenances as recorded in Book 8197, page 288, Register's Office for Davidson County, Tennessee.
9. Easement to Tennessee Telephone Co. as recorded in Book 9661, page 919, Register's Office for Davidson County, Tennessee.
10. Sanitary sewer Easement as recorded in Book 9988, page 793 and Book 11497, page 592, Register's Office for Davidson County, Tennessee.
11. Easement for water mains as recorded in Book 8197, page 288, Book 8358, page 91 and Book 9988, page 821, Register's Office for Davidson County, Tennessee.
12. Easement for drainage ditch as recorded in Book 4717, page 515, Register's Office for Davidson County, Tennessee.
13. Judgments against a William Taylor of record in Instrument No. 20100611-0045324 and Instrument No. 20140307-0019186, 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 4341 Cambridge Drive, Antioch, TN 37013.

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 24th day of July, 2018.

George W. Harvell, III — July 24, 2018 Date

April D. Harvell — July 24, 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 George W. Harvell, III and April D. Harvell, 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 that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of July, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

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