Bill Garrett Davidson County
Batch# 128449 DEEDWARR
08/13/2018 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20180813-0079892

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $262,000.00 Affiant Subscribed and sworn to before me, this 10th day of August, 2018. Notary Public My commission expires: NOV 0 8 2021
(Notary Stamp)	

J. ANDREW KILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Haley M. Butler	**New Owner**	**161-11-0-A-112.00CO**
489 Huntington Ridge Drive		
Nashville, TN 37211		

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 HEREBY ACKNOWLEDGED, WE,

Mike Harvey and Christy Harvey, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Haley M. Butler

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 112, on the Plan of Huntington Ridge Townhouse, of record in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which reference is hereby for a more complete description.

Being the same property conveyed to Mike Harvey and Christy Harvey, by Special Warranty Deed, from Bank of America, N.A., successor by merger to BAC Homes Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, for the benefit of the Ace 2005-HE7 Trust, dated March 27, 2012, of record in Book 20120405-0028904, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 846, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4729, Book 687, amended in Book 4889, Book 905 and Book 5394, Page 243, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 7423, Page 762, amended in Instrument No. 20080324-0029069, Instrument No. 20110331-0024865, and Instrument No. 20130724-0076332, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 9732, Page 551, Book 9775, Page 308 and Book 11345, Page 59, Register's Office for DAVIDSON County, Tennessee.
Deed of common areas to HOA of record in Book 4742, Page 570, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 4729, Page 682, amended in Book 4890, Page 84, Register's Office for DAVIDSON County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140902-0079897, Register's Office for DAVIDSON County, Tennessee.

Easements of record in Book 2338, Page 222 and Book 2338, Page 226, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 489 Huntington Ridge Drive, Nashville, TN 37211.

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 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. Wherever 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 10th day of August, 2018.

Mike Harvey

Christy Harvey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Mike Harvey and Christy Harvey, husband and wife, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2018.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

File #: **180410SH**
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

