Karen Y Johnson Davidson County
Batch# 140504 DEEDWARR
09/13/2018 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $954.60
20180913-0090882

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $258,000.00

Affiant

Subscribed and sworn to before me, this 12th day of September, 2018.

Notary Public

My commission expires: 9/25/19

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Ghanya Haron** | Ghanya Haron | **13605002000** |
| **2904 Harbor Lights Drive** | 2904 Harbor Lights Dr. | |
| **Nashville, TN 37217** | Nashville, TN 37217 | |

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 ACKNOWLEDGE, WE,

**Elizabeth K. Leach, unmarried**

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

**Ghanya H. Haron, a married woman**

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. 38, as shown on the plan of Section Two, Bayview, of record in Plat Book 9700, page 517, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth K. Leach, unmarried, by Warranty Deed from NVR Homes, Inc., t/a Ryan Homes, a Virginia Corporation, dated September 30, 1998, of record in Book 11142, page 28, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 3708, page 237, Book 7830, page 233, Book 10085, page 576, Book 10339, page 233, said Register's Office.

Subject to HOA Landscaping Agreement of record in Book 10339, page 298, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2904 Harbor Lights Drive, Nashville, TN 37217.

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 in 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.

Elizabeth K. Leach Date: 9/12/18
Elizabeth K. Leach

_____ Date: _____

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, a Notary Public of said County and State, Elizabeth K. Leach, the within named Grantor(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, at office, this 12 day of SEPTEMBER, 2018.

K. Collins
NOTARY PUBLIC

My Commission Expires: NOV 15, 2020

KYLIE COLLINS
Notary ID #130902987
My Commission Expires
November 15, 2020

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019