Karen Y Johnson Davidson County
Batch# 146519 DEEDWARR
09/28/2018 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20180928-0096533

ADDRESS NEW OWNER: Will Harrison
Jennah Alyse Harrison
4807 Magnolia Place
Nashville, TN 37211

SEND TAX BILL TO: FirstBank and/or Tennessee Housing Development Agency
341 Cool Springs Blvd., Suite 100
Franklin, TN 37067

MAP-PARCEL NOS. 146-04-0-183.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ben A. Muse and Connie C. Muse, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Will Harrison and Jennah Harrison, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 10-B as shown on the plan of Zone Lot Division, Lots 5 & 8-12, Magnolia Hall, of record in Book 5800, page 197, as revised in Book 5200, Page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ben A. Muse and wife, Connie C. Muse, from Alice M. Parker, an unmarried person, by Warranty Deed recorded on October 3, 2002, of record in Instrument No. 20021003-0121032, said Register's Office for Davidson County, Tennessee.

This is property with a common address of 4807 Magnolia Place, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been paid by Grantor at closing.(2) All matters appearing on the Plan of record in Plat Book 5800, Page 197 and revised in Plat Book 5200, Page 699, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 6213, Page 359, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of September 2018.

Ben A. Muse

Ben A. Muse

Connie C. Muse

Connie C. Muse

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ben A. Muse and Connie C. Muse, husband and wife** , with whom I am personally acquainted, or who 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 at office this 28th day of September 2018.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $230,000.00.

Affiant

Subscribed and sworn before me this 28th day of September 2018.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

File No. 1808K251

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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

x _____
Signature

State of TN
County of Davidson

Personally appeared before me, Mary Kathryn Charleton, a notary public for this county and state, Cindy S. Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Public
My Commission Expires: 7-8-19

MARY KATHRYN CHARLETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY