WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156446 DEEDWARR
11/02/2018 03:40:30 PM 2 pgs
Fees: $13.00 Taxes: $854.70
20181102-0109021

MST 2018-1381

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF NOV., 2018

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

ANGELA R. WINDHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hannah Elizabeth Ketring Brown and Marcos Denham Brown	SWBC Mortgage Corp	162-09-0-137.00
(NAME) 251 Ash Grove Drive	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Stephanie Gasdia f/k/a Stephanie A. Harrison, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah Elizabeth Ketring Brown and Marcos Denham Brown, wife and husband,** 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. 119 on the Plan of Section Three, Hickory View of record in Plat Book 6250, Page 960, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Austin B. Harrison, unmarried and Stephanie A. Harrison, unmarried, as tenants in common with right of survivorship by Warranty deed from Armen Masrejian and Olga Masrejian, husband and wife of record in Instrument No. 20130828-0090898 Register's Office for Davidson County, Tennessee, dated August 23, 2013 and recorded on August 28, 2013.

Being the same property conveyed to Stephanie A. Harrison by Quitclaim deed from Austin B. Harrison of record in Instrument No. 20151222-0128703 Register's Office for Davidson County, Tennessee, dated December 14, 2015 and recorded on December 22, 2015.

Said property is not now nor has it ever been Grantor's primary marital residence.

Subject to: Property taxes have been prorated as of 11/1/18. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 960, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6893, Page 570, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7416, Page 301, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7416, Page 237, in the Register's Office for Davidson County, Tennessee.

This property, known as 251 Ash Grove Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 1 DAY OF NOV., 2018.

Stephanie Gasdia by Doug Harrison, her attorney in fact.

Stephanie Gasdia by Doug Harrison, her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Doug Harrison, Attorney-in-Fact for Stephanie Gasdia, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Stephanie Gasdia, as his/her free act and deed for the purposes therein contained, said Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 1 day of November, 2018.

Notary Public

My Commission Expires: 4-11-2020

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 4-11-2020

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020