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Karen Y Johnson Davidson County
Batch# 172612 **DEEDWARR**
12/11/2018 11:28:57 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20181211-0120513

WARRANTY DEED

John M. Wells
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

James Brian Modrall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December 2018.

John M. Wells
Notary Public

MY COMMISSION EXPIRES: 5/6/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Brian Modrall 2056 Traemoor Village Drive Unit 20 Nashville, TN 37209	Quicken Loans Inc. P O Box 6577 Carol Stream, IL 60197	114-07-0A-020.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Derry Harper, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto James Brian Modrall, a single man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 20 on the Plan of Townhomes of Traemoor Village, a Horizontal property Regime with Private Elements, as Shown of Record as Exhibit "A-I" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village, a Horizontal property Regime with Private Elements, Recorded as Instrument No. 20080318-0027145, Amending and Restating Instrument Number 20070323-0035561 and Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village Recorded as Instrument No. 20080808-0081934, both in the Register'S Office for Davidson County, Tennessee, to which reference Is hereby made for a more complete description of the property.

Being the same property conveyed to Derry Harper by Warranty Deed dated 06/29/2016 from Jeremy T. Sternstein and Cheryl H. Robertson, husband and wife, of record in Instrument 201606300066955, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2056 Traemoor Village Drive Unit 20, Nashville, TN 37209

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 the 10th day of December, 2018.

Derry Harper

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Derry Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein contained.

Witness my hand and official seal, this the 10th of December, 2018.

Notary Public

My Commission Expires: 5/4/2019

(SEAL)

