STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

x Virginia Moss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2019.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. 19-5088

Karen Johnson Davidson County
Batch# 230126 DEEDWARR
05/15/2019 10:18:13 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20190515-0045733

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Virginia Moss (NAME)	Primary Residential Mortgage, Inc. (NAME)	034-07-0A-138.00-CO
141 Harbor Village Drive (STREET ADDRESS)	131 Saundersville Road, Suite 140 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kenneth Wayne Lannom and Brenda Gale Lannom Williard, Devisees under the Last Will and Testament of Martha H. Lannom**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Virginia Moss, an unmarried 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:

Being Lot No. 117 on the Plan of Harbor Village, Phase IV, as of record in Plat Book 6900, Page 37, Book 6250, Page 626 and Instrument Number 20030611-0080857, Instrument Number 20030723-0102986, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Martha H. Lannom by Warranty Deed dated December 23, 2003 from Newmark Homes, LP, recorded January 5, 2004, in Instrument Number 20040105-0001511, in the Official Records of Davidson County, Tennessee. The said Martha H. Lannom having since died October 19, 2018 and pursuant to the Last Will and Testament of Martha H. Lannom filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division as Docket No. 18P1957 said property was devised to Kenneth Wayne Lannom and Brenda Gale Lannom Williard.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Book 6628, Page 577, Book 6646, Page 543, Book 10672, Page 743, Instrument Number 200108017-0089318, Instrument Number 20070205-0014894, Instrument Number 20030611-0080857, Instrument Number 20030723-0102986, Instrument Number 20050120-0007505, Instrument Number 20170808-0081338, Instrument Number 20171219-0129364, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument Number 20030723-0102986, Register's Office for Davidson County, Tennessee.

3. Subject to Boundary Plat of record in Book 6250, Page 626, Register's Office for Davidson County, Tennessee.

4. Subject to Charter of HOA of record in Book 6635, Page 254, Book 7637, Page 813, Instrument Number 20030611-0080884, Register's Office for Davidson County, Tennessee.

5. Subject to Master Deed and Amendments of record in Book 7675, Page 733, Book 7675, Page 804, Book 7675, Page 837, Book 8402, Page 569, Instrument Number 20170918-0095380, Register's Office for Davidson County, Tennessee.

6. Subject to Common Area conveyed to HOA of record in Book 8485, Page 966, Instrument Number 20110211-0012143, Instrument Number 20171214-0127541, Register's Office for Davidson County, Tennessee.

7. Subject to Deed of Conveyance for Sewer Lines of record in Book 7026, Page 914, Register's Office for Davidson County, Tennessee.

8. Subject to Stormwater Detention Agreements of record in Instrument Number 20021105-0135703, Instrument Number 20021121-010144783, Register's Office for Davidson County, Tennessee.

9. Subject to Easements for Sanitary Sewers/Storm Drainage of record in Book 5589, Page 831, Book 5970, Page 679, Book 7121, Page 202, Register's Office for Davidson County, Tennessee.

10. Subject to Grant of Easement from HOA to Comcast of Nashville I, LLC of record in Instrument Number 20110930-0075699, Register's Office for Davidson County, Tennessee.

11. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 141 Harbor Village Drive, Madison, TN 37115.

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. Whenever 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 13th day of May, 2019.

Kenneth Wayne Lannom

Kenneth Wayne Lannom

Brenda Gale Lannom Williard

Brenda Gale Lannom Williard

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 13th day of May, 2019, before me personally appeared Kenneth Wayne Lannom and Brenda Gale Lannom Williard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 13th day of May, 2019.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066