WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-16-44-TC

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2019.

Rachel Marie Collins
Notary Public

My commission expires: 3/2/20

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Christopher Hester and Shannon Hester** | United Wholesale Mtg. | **084-01-0-067.00** |
| **2619 Airpark Drive** | 585 South Blvd East | |
| **Nashville, TN 37206** | Pontiac, MI 48341 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Melissa A. Harris, a married woman**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Shannon Hester, a married woman and Christopher Hester, a married man, as tenants in common**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 40 on the Plan of Dugger Heights, Section III, of record in Plat Book 1835, Page 54, 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 Melissa A. Harris, an unmarried person by Warranty Deed from Horace Craig Neel, unmarried, of record in Instrument No. 20110211-0012145, Register's Office for Davidson County, Tennessee, dated February 09, 2011 and recorded on February 11, 2011.

Eric Allen, spouse of Melissa A. Harris, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 2619 Airpark Drive, Nashville, TN 37206.

Karen Johnson Davidson County
Batch# 275679 DEEDWARR
08/23/2019 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190823-0084936

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 22nd day of August, 2019:

Melissa A. Harris

Eric Allen

| | | |
|---|---|---|
| **STATE OF TENNESSEE** | ) | **INDIVIDUAL** |
| | ) | **ACKNOWLEDGEMENT** |
| **COUNTY OF WILLIAMSON** | ) | |

Personally appeared before me, a Notary Public of said County and State, Melissa A. Harris and Eric Allen, 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 the 22nd day of August, 2019.

My Commission Expires: 5.25.20

Notary Public

20191542R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

