WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-10380

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Natalie R. Hafner	New Owner	11915010400
(NAME)	(NAME)	
103 Mildred Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120064775 DEEDWARR
Recvd: 08/29/12 11:48 2 pgs
Fees:13.00 Taxes:610.50
20120829-0078006

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, **David Collings and Marilyn Strutton Manka and Kenneth Ray Young and Susan Moore**, hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto **Natalie R. Hafner**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 29, on the plan of Section Four, Southlake, of record in Plat Book 3300, Page 85, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richard M. Young and wife, Marie T. Young by Deed from Ervin M. Entrekin, Trustee, dated 07/29/1963 and filed for record on 07/30/1963 in Book 3610, Page 375, Register's Office for Davidson County, Tennessee. The said Marie T. Young having since died leaving Richard M. Young the sole surviving tenant by the entirety.

The said Richard Morris Young died testate on 11/29/2010 devising subject property to David Collings, Marilyn Strutton now known as Manka, Kenneth Ray Young and Susan Moore as evidenced by the Last Will and Testament of Richard Morris Young filed in Docket 11P224, in the Probate Court Clerk's Office for Davidson County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 3300, Page 85, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 4843, Page 874, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 103 Mildred Court, 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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 24th day of August, 2012.

David Collings

Marilyn Strutton Manka

Kenneth Ray Young

Susan Moore

State of Tennessee
County of Williamson

Personally appeared before me David Collings, Marilyn Strutton Manka, Kenneth Ray Young, and Susan Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of August, 2012.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027