WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150001106 DEEDWARR
Recvd: 01/06/15 13:17 2 pgs
Fees:13.00 Taxes:1812.63
20150106-0001362

Y-KW-14-1907-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Jessica N. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/28/17

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeannine A. Haney	**Gardner Financial Services LTD dba Legacy Mutual Mortgage**	
(NAME) **1907A Truett Avenue**	(NAME) **3503 Paesanos Parkway**	**83-6-N-1.00 CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **San Antonio, TX 78231**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JGLAC, GP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEANNINE A. HANEY, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, THE ESTATES AT 1907 TRUETT, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140513-0041114, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Jglac, GP by Warranty Deed from Christopher Gaines and Malynda E. Gaines, Husband and Wife, recorded on the 8th day of January, 2014 in Instrument No. 20140108-0002031, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 2330, Page 138;
- Covenants, Conditions and Restrictions of record in Instrument No. 20140513-0041114, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1907A Truett Avenue, Nashville, Tennessee 37206**.

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 hand(s) this the 31st DAY OF DECEMBER, 2014.

Jglac, GP

John Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, signing for Jglac, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Jglac, GP, the within named bargainor, a partnership, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of December, 2014.

Notary Public

My Commission Expires: 1-9-16



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212