Davidson County DEEDWARR
Recvd: 06/05/15 08:30 3 pgs
Fees:18.00 Taxes:492.10
20150605-0052601

WARRANTY DEED

CL15-3725

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/15/2018

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen A. Sawl	Fifth Third Mortgage	
3725 John Mallette Drive	(NAME) 5001 Kingsley Drive	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Cincinnati, OH 45263	06916009200
(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, we STEVE HALEY AND JILL S. HALEY, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTEN A. SAWL, 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 Lot No. 1 on the Plan of Ira D. Kennedy Tract, of record in Plat Book 3842, Page 200, in the 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 Patriot Properties, LLC by Deed from the Secretary of Housing and Urban Development, of record in Instrument No. 20011113-0124450, Register's Office for Davidson County, Tennessee, dated November 9, 2001 and recorded on November 13, 2001.

(Value of consideration shown in aforementioned Deed $45,000.00)

Being the same property conveyed to Steve Haley by Quitclaim Deed from Patriot Properties, LLC, of record in Instrument No. 20030801-0109323, Register's Office for Davidson County, Tennessee, dated July 31, 2003 and recorded on August 1, 2003.

(Value of consideration shown in aforementioned Deed $0.00)

Being the same property conveyed to Steve Haley and Jill S. Haley, as tenants in common with right of survivorship by Quitclaim Deed from Steve Haley, an unmarried man, of record in Instrument No. 20060404-0038125, Register's Office for Davidson County, Tennessee, dated March 29, 2006 and recorded on April 4, 2006.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 3842, Page 200, Book 3815, Page 493, Book 7814, Page 435 and Book 7814, Page 438, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3725 John Mallette Drive, Nashville, Tennessee 37218
(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 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 1st day of June, 2015.

Steve Haley

Jill S. Haley

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of June, 2015, before me personally appeared Steve Haley and Jill S. Haley, as tenants in common with right of survivorship to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of June, 2015.

Notary Public

My Commission Expires: 2/2/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

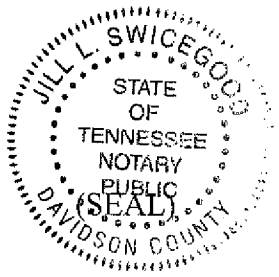
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood

Notary Public

My Commission Expires: 9/10/18