WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/15 08:28 3 pgs
Fees:18.00 Taxes:499.50
20151006-0101464

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John T. Hardaway	Regions Bank dba Regions Mortgage	173050A27500CO
(NAME)	(NAME)	
1571 Woodbury Court	PO Box 11026	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Orange, CA 92856-8126	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Brian R. Searfoss and Rachel D. Searfoss**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John T. Hardaway**, 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. 275 (Two Hundred Seventy Five) on the Plan of Barnes Crossing, A Planned Unit Development, as shown by Master Deed of record in Instrument Number 200507210084791, and Amended of record in Instrument Number 200511140136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Brian R. Searfoss, a single man, Rachel D. Searfoss, a single woman, joint tenants with right of survivorship by Quitclaim Deed from Rachel D. Searfoss, a single woman, Brian R. Searfoss, a single man, Patricia D. Searfoss, a single woman, dated 07/31/2012, recorded 08/29/2012 of record in Instrument No. 201208290077901, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Covenants, conditions, easements and restrictions recorded of record in Instrument No. 200507210084791, re-recorded Master Deed recorded of record in Instrument No. 200508050092480, as amended of record in Instrument No. 20051114-0136938 and recorded of record in Instrument No. 200712270147998; (2) Easement contained in General Warranty Deed recorded of record in Instrument No. 200508110095171; (3) Grant of Easement recorded of record in Instrument No. 201310210109630, in the Register's Office for Davidson County, Tennessee.

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 1907 Shaylin Loop, 275, Antioch, TN 37013
(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 25th day of September, 2015.

Brian R. Searfoss by and through his Attorney in Fact, Rachel D. Searfoss

Rachel D. Searfoss

Brian R. Searfoss by and through his Attorney in Fact,
Rachel D. Searfoss

Rachel D. Searfoss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel D. Searfoss, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of September, 2015.

Jill L. Swicegood

Notary Public
My Commission Expires: 9/10/2018

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of September, 2015, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Rachel D. Searfoss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Brian R. Searfoss, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20151006-0101463, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office this 25th day of September, 2015.

Jill L. Swicegood

Notary Public
My Commission Expires: 9/10/2018

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

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.

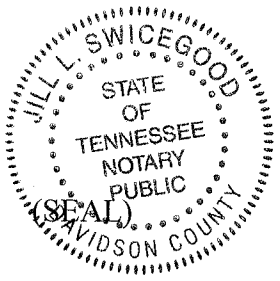
Attorney or Custodian

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.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018