WARRANTY DEED

File #15514

BILL GARRETT, Davidson County
Trans:T20150086799 DEEDWARR
Recvd: 10/12/15 15:35 2 pgs
Fees:13.00 Taxes:536.50
20151012-0103746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth A. Haskins	Same as New Owner	-162-01-0D-013.00-CO
(NAME)	(NAME)	
624 Maple Top Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 370134016		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jason Lee Davenport and wife, Stacy Davenport,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth A Haskins, an unmarried man** HEREINAFTER CALLED THE GRANTEE, HIS 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. 13 on the Plan of Resubdivision of Lots 11, 12 and 13 Maple Valley Subdivision, Section Three, a Residential Planned Unit Development of record in Plat Book 6050, Page 536, as amended in Book 6900, Page 968, 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 Jason Lee Davenport and wife, Stacy L. Davenport by Warranty deed from Adam Todd Lamberth and wife, Jennifer Lamberth of record in Instrument No. 20070830-0104359 Register's Office for Davidson County, Tennessee, dated August 18, 2007 and recorded on August 30, 2007. (Value of consideration shown in aforementioned deed $140,000.00.) Being also known as 624 Maple Top Drive Antioch, TN 370134016.

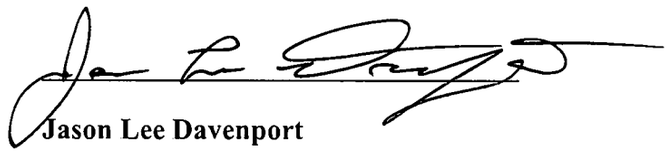
THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 624 Maple Top Drive, Antioch, TN 370134016

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 9th day of October, 2015.



Jason Lee Davenport



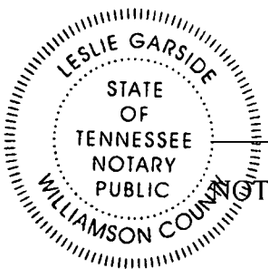
Stacy Davenport

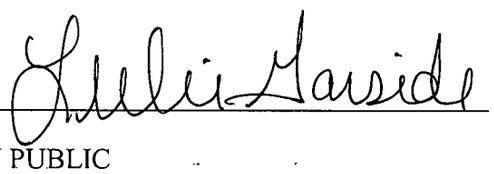
STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason Lee Davenport and wife, Stacy Davenport, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of October, 2015.





NOTARY PUBLIC

My Commission Expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206