Davidson County	**DEEDWARR**
Recvd: 05/17/16 11:23	**2 pgs**
Fees:13.00 Taxes:499.50	
20160517-0049108	

WARRANTY DEED

A. C. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

A. C. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jill McCarthy	Jill McCarthy	
(NAME)	(NAME)	053080097.00
1404-1406 Berry St.	property	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Five Thousand And No/100 Dollars ($135,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jonathan Haidle, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jill McCarthy**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following described land, situate, lying and being in Davidson County, Tennessee, to-wit: Lot 164, Section "C" Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 66, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jonathan Haidle, a married person by Special Warranty Deed from Wells Fargo Bank, N.A. dated February 20, 2012 and recorded March 2, 2012 as Instrument No. 201203020018626, in said Register's Office for Davidson County, Tennessee.

The spouse of Jonathan Haidle was not required to convey her marital interest to this property due to it being investment property, and has no homestead right.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-162761SSO

unimproved ☐
This is improved ☒ property, known as 1404-1406 Berry St., Old Hickory, TN 37138

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, has 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 our hands this ~~12th~~ 13th Day of May, 2016

Jonathan Haidle

STATE OF OREGON

COUNTY OF Multnomah

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Jonathan Haidlethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2016.

Notary Public

My Commission Expires: 6/22/2017

(SEAL)

OFFICIAL SEAL
JAMES W HASSINGER
NOTARY PUBLIC - OREGON
COMMISSION NO. 478356
MY COMMISSION EXPIRES JUNE 22, 2017

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018

File Number: GRN-162761SSO.