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BILL GARRETT, Davidson County
Trans:T20160047352 DEEDWARR
Recvd: 06/06/16 10:42 2 pgs
Fees:13.00 Taxes:961.63
20160606-0056644

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 42380

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 ($259,900.00) DOLLARS, cash in hand paid by TINA NICKELL, a single woman, receipt of which is hereby acknowledged, we, MARK HATLEY and wife, CRYSTAL HATLEY, have bargained and sold, and by these presents transfer and convey unto the said TINA NICKELL, a single woman, her heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 97 on the Final Plat Riverbridge Community, Phase 1B, a Planned Unit Development, of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark Hatley and wife, Crystal Hatley by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 16th day of February, 2012 in Instrument No. 20120216-0013811, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Stonybrook Drive and Corley Davis.

This conveyance is subject to all matters shown on plat of record in Instrument No. 20030709-0094605, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said TINA NICKELL, a single woman, her heirs and assigns, forever. And we do covenant with the said TINA NICKELL, a single woman, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2016 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said TINA NICKELL, a single woman, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 27th day of May, 2016.

MARK HATLEY

CRYSTAL HATLEY

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, MARK HATLEY and wife, CRYSTAL HATLEY, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 27th day of May, 2016.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

My Commission Expires: June 19, 2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $259,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 27th day of May, 2016.

NOTARY PUBLIC

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires:

Parcel No. 141 06 0C 102.00

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ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Ms. TINA NICKELL
4000 Storybrook Dr.
Nashville, TN 37221