BILL GARRETT, Davidson County
Trans:T20160066623 DEEDWARR
Recvd: 08/03/16 08:46 2 pgs
Fees:13.00 Taxes:1224.70
20160803-0079943

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $331,000.00.

Affiant

Subscribed and sworn to before me this 29th day of July, 2016.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1607-49984

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tyler Cobb 3321 Lealand Lane Nashville TN 37204	new owner	118-09-0-262.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wesley K. Hartig and Allison L. Hartig, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tyler Cobb and Michelle Balaklaw***, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*Tenants in Common with rights of survivorship

Land in Davidson County, Tennessee, being Lot No. 1-B, on the Plan of Zone Lot Division of Lots 1 and 3, Binkley Subdivision, of record in Book 6250, Page 967, which amended Book 6200, Page 325, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wesley Hartig, unmarried and Allison Brown, unmarried by deed from Diane L. Daggett, now known as Diane Daggett Berger, and Casey Berger, wife and husband, dated January 22, 2014, recorded January 24, 2014, of record in Instrument No. 20140124-0006795, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wesley K. Hartig and Allison L. Hartig, husband and wife by Quitclaim Deed from Wesley Hartig, also known as Wesley K. Hartig who acquired title as unmarried and Allison Brown, now known as Allison L. Hartig, who acquired title as unmarried, dated September 26, 2014, recorded October 3, 2014, of record in Instrument No. 20141003-0091957, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3321 Lealand Lane, Nashville, TN 37204.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 27th day of July, 2016.

Wesley K. Hartig

Allison L. Hartig

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Wesley K. Hartig and Allison L. Hartig**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of July, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 6/22/20

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY