Davidson County	DEEDWARR
Recvd: 10/18/16 10:00	2 pgs
Fees:13.00 Taxes:647.50	
20161018-0109802	

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th Day of October, 2016, Notary Public MY COMMISSION EXPIRES: 2-6-17 (AFFIX SEAL)

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sarah Myatt and Jacob Myatt	Bank of Tennessee	034 04 0 006.00
(NAME)	(NAME)	
404 Northside Drive	PO Box 4980	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Johnson City, TN 37602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mary A. Hafner**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah Myatt and Jacob Myatt, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 48 and parts of Reserved Parcels "C" and "D" on the plat of Section Three, North Hill Estates, as shown on plat in Plat Book 3842, Page 185, Register's Office for Davidson County, Tennessee, said Lot No. 48 and parts of Reserved Parcels "C" and "D" adjoin and front 162.98 feet on the southwesterly margin of Northside Drive, and run back approximately 260 feet on the northwesterly line, as extended and approximately 260.4 feet on the southwesterly line, as extended to the southwesterly boundary of said subdivision, measuring 193.03 feet, more or less, thereon.

Being the same property conveyed to Mary A. Hafner, unmarried and Johnson & Associates Construction Company, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from U.S. Bank, National Association, N.D. dated June 3, 2009 and recorded June 9, 2009 as Instrument No. 200906090053369, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mary A. Hafner, an unmarried woman by Quit Claim Deed from Johnson & Associates Construction Company, LLC, a Tennessee Limited Liability Company dated March 24, 2011 and recorded March 25, 2011 as Instrument No. 201103250023002, in said Register's Office for Davidson County, Tennessee.

File Number: HND-160658FC

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.

unimproved ☐
This is improved ☒ property, known as 404 Northside Drive, Madison, TN 37115

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 this13th Day of October 2016.

Mary A. Hafner

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mary A. Hafner, the 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 October, 2016.

Notary Public

My Commission Expires: February 6, 2017

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I Maxwell Coyle, 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.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

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

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY