WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/16 08:57 3 pgs
Fees:18.00 Taxes:1096.40
20161027-0113503

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,325.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 4/10/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John M. Jefferson Jr.	John M. Jefferson Jr.	156020062
(NAME)	(NAME)	
757 Goodpasture Terrace	757 Goodpasture Terrace	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Richard F. Haglund, III and Jennifer T. Haglund, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John M. Jefferson Jr. and Rachel M. Jefferson, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 343 on the Plan of Section 3, Harpeth Valley Park, of record in Plat Book 4175, Page 15, Register's Office for said County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richard F. Haglund, III and Jennifer T. Haglund, husband and wife by Warranty Deed dated 02/23/2012 from Alex Silver of record in Instrument 201203050019301, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth on Plat of record in Book 4175, Page 15; (2) Restrictive Covenants Harpeth Valley Park Section I of record in Book 3857, Page 858; (3) Restrictions of record in Book 4237, Page 179, in said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 757 Goodpasture Terrace, Nashville, TN 37221
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 26th day of October, 2016.

Richard F. Haglund, III by Jennifer T. Haglund, as Attorney in Fact

Jennifer T. Haglund

State of Tennessee
County of Williamson

On this 26th day of October, 2016, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Jennifer T. Haglund, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Richard F. Haglund, III, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20161027-0113502 in the Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 9/10/2018

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer T. Haglund, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of October, 2016.

Notary Public
My Commission Expires: 9/10/2018

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

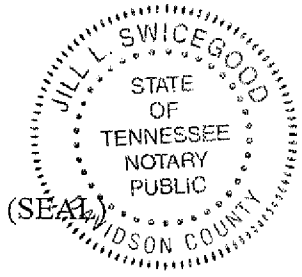
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018