WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170021758 DEEDWARR
Recvd: 03/14/17 13:11 2 pgs
Fees:13.00 Taxes:1507.91
20170314-0024977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,542.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of MARCH 2017

Notary Public

MY COMMISSION EXPIRES: 07-06-2020
(AFFIX SEAL)

DANA ELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tedric A. Haley and Emily L. Haley	New owner	186 04 0A 457.00
(NAME)	(NAME)	
9148 Macauley Ln		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Seven Thousand Five Hundred Forty-Two And No/100 Dollars ($407,542.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brian L. Garner and Roberta B. Garner, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily Haley and Tedric A. Haley, 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. 457, on the Final Plat of Burkitt Place, Phase 2-K, Section 2, as of record in Instrument No. 20140609-0049811, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from NW Burkitt, LLC, a Delaware Limited Liability Company dated June 25, 2014 and recorded July 22, 2014 as Instrument No. 20140722-0065152, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Brian L. Garner and Roberta B. Garner, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated March 13, 2015 and recorded March 19, 2015 as Instrument No. 20150319-0023618, in said Register's Office for Davidson County, Tennessee.

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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 9148 Macauley Ln, Nolensville, TN 37135

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 10th day of MARCH, 2017

Brian L. Garner

Roberta B. Garner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brian L. Garner and Roberta B. Garner, 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 9th 10th of March, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL) STATE OF TENNESSEE NOTARY PUBLIC
HILARY MONAE SMITH
COUNTY OF DAVIDSON

File Number: GRN-171080SSO