Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00

Elizabeth H. Willis
Affiant

BILL GARRETT, Davidson County
Trans:T20170029113 DEEDWARR
Recvd: 04/06/17 11:43 2 pgs
Fees:13.00 Taxes:1616.90
20170406-0033802

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of March, 2017

Emily Betts
Notary Public
Commission Expires:

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Harbaugh 444 High Point Terrace Brentwood, TN 37027	new owner	181 10 0D 03300 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jackson Valley Land Partners, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Harbaugh and Chelsea Harbaugh, husband and wife

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. 33 on the Plan of Jackson Valley Subdivision, Section Two of record in Instrument Number 20071012-0121332, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC, a Tennessee limited liability company by Quitclaim deed from GSH Development, LLC, a Tennessee limited liability company of record in Instrument No. 20130320-0027421 Register's Office for Davidson County, Tennessee, dated March 18, 2013 and recorded on March 20, 2013. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 444 High Point Terrace Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 444 High Point Terrace, Brentwood, TN 37027.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of March, 2017.

Jackson Valley Land Partners, LLC

Douglas Schenkel, President

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Douglas Schenkel with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Jackson Valley land Partners, LLC, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of March, 2017.

Sarah Simmons
Notary Public
My Commission Expires: 5-8-2018

SARAH SIMMONS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)