BILL GARRETT, Davidson County
Trans:T20170051919 DEEDWARR
Recvd: 06/19/17 09:28 2 pgs
Fees:13.00 Taxes:721.13
20170619-0060997

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jakob Ryan Kobal
5854 Brentwood Trace
Brentwood, TN 37027

SEND TAX BILL TO:
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

MAP/PARCEL 160-14-0B-150.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John C. Hayes, III, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jakob Ryan Kobal and Jayna Lininger, as joint tenants with rights of survivorship, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment, being Unit No. 5854 on the plan of Brentwood Trace Condominiums, of Davidson County, Tennessee, being a Horizontal Property Regime, of record in Book 5200, Page 219, and as further revised of record in Book 5200, Page 261, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John C. Hayes, III by Warranty deed from Janet Lee Shea Evans, unmarried of record in Instrument No. 20050824-0101191 Register's Office for Davidson County, Tennessee, dated August 24, 2005 and recorded on August 24, 2005.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **5854 Brentwood Trace, Brentwood, Tennessee 37027**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and

GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 15th day of June, 2017.

WITNESS MY HAND on this the 15th day of June, 2017

John C. Hayes, III

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **John C. Hayes, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of June, 2017.

NOTARY PUBLIC

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $194,900.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No. 170399