Name and Address of New Property owner: Mr. & Mrs. Brian Haden
Send Tax Notice to: 304 Sword Lane, Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170059290 DEEDWARR
Recvd: 07/11/17 14:05 3 pgs
Fees:18.00 Taxes:333.00
20170711-0069754

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SMITH

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is *$90,000.00*, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Affiant

Subscribed & sworn to before me the 7 day of July, 2017.

Notary Public

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission expires: 4/16/19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *NINETY THOUSAND and NO/100 DOLLARS, ($90,000.00)* cash in hand paid, the receipt of which is hereby acknowledged, I, **GAIL C. CELLAMARE**, have bargained and sold and by these presents do transfer and convey unto **BRIAN HADEN** and wife, **JENNIFER L. HADEN**, their heirs and assigns, the following described tract or parcel of land located and situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 276-A, as shown on the map entitled Sherwood Forest, Section 4, Zone Lot Division, Lots 274, 276 and 314, of record in Plat Book 4460, Pages 182 and 183, amended in Plat Book 5200, Page 587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to GAIL C. CELLAMARE, by deed from MEL MARTINEZ, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON D.C., of record in Instrument No. 20030626-0088425, dated June 3, 2003, said Register's Office.

Prepared By:
BASS AND BASS, ATTORNEYS
Carthage, TN

This conveyance is subject to the following:

1. Matters shown on the Plan of record in Plat Book 4460, Pages 182 and 183 and Plat Book 6115, Page 34, said Register's Office.

2. Restrictive Covenants contained in instrument of record in Book 4704, Page 448, Book 6150, Page 725 and Book 6115, Page 34, said Register's Office.

3. Subject to any creek or branch running through or along the boundary line of subject property.

Possession: Date of Deed
2017 taxes prorated.
Map & Parcel: 064 12 0 065.00

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **BRIAN HADEN** and wife, **JENNIFER L. HADEN**, their heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.

I FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said **BRIAN HADEN** and wife, **JENNIFER L. HADEN**, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 7 day of July, 2017.

Gail C Cellamare

GAIL C. CELLAMARE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **GAIL C. CELLAMARE,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and Official seal at Smith County, Tennessee, this 7 day of July, 2017.

Notary Public

My Commission Expires: 11/16/19

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

WD-Cellamare-Haden