Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $106,600.00.

Adrianna Haraldson
Affiant

Subscribed and sworn to before me, this 1st day of August, 2017

Annette Belyea
Notary Public
My commission expires: 9-19-18

BILL GARRETT, Davidson County
Trans: T20170066881 DEEDWARR
Recvd: 08/03/17 11:05 2 pgs
Fees: 13.00 Taxes: 394.42
20170803-0079208

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
The 1804 Hailey Avenue Trust Po Box 160772 Nashville, TN 37216	New owner	081-01-0-037.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura Mahon,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Triston Jacobs Trustee of The 1804 Hailey Avenue Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The Southwesterly part of Lot 61 and the Northwesterly part of Lot 62, Haley's Subdivision, of Block 5, G.T. Shengog's Subdivision at Bordeaux, as shown on Plan of record in Book 547, page 155, at the Register's Office for Davidson County, Tennessee; being Lots 4, 5, and 6, Block "A," on an unregistered plan of Haley's Subdivision of part of Block 5 in G.T. Shengog's Subdivision at Bordeaux.

According to an unregistered plan said Lots 4, 5, and 6, front together 75 feet on the Southwesterly side of Haley Avenue and run back between lines, 173.3 feet on the Northeasterly line and 176.4 feet on the Southeasterly line to a dead line measuring 75 feet thereon.

Being the same property conveyed to Laura M. Mahon by Special Warranty Deed from Fannie Mae A/K/A Federal Mortgage Association dated October 31, 2011 of record as Instrument No. 20111110-0087855, Register's Office for Davidson County, Tennessee.

Being also known as 1804 Hailey Avenue, Nashville, Tennessee 37218.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1804 Hailey Avenue, Nashville, TN 37218

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 1st day of August, 2017.

Laura Mahon

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 **Laura Mahon,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 1st day of August, 2017.

Notary Public

My Commission expires: 9/19/18

FILE NO: 2017065374

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON