Please Record 1st

This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Davidson County DEEDWARR
Recvd: 08/17/17 15:34 4 pgs
Fees:22.00 Taxes:0.00
20170817-0084781

New Owner:	**Send Tax Bill:**	**Map/Parcel**
BRUCE T. HAFFORD PATRICIA L. KNIGHT 516 Gun Club Road Nashville, TN 37205	BB&T PO BOX 2467 Greenville, SC 29602-2467	11512002200

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 30, 2021

Sworn to and subscribed before me this August 15, 2017.

Notary Public

My Commission Expires 3/30/21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, BRUCE HAFFORD, who is one and same as BRUCE T. HAFFORD, and PATRICIA KNIGHT, who is one and the same as PATRICIA L. KNIGHT, as joint tenants with right of survivorship hereby, for the express purpose of creating tenants by the entireties, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to BRUCE T. HAFFORD and PATRICIA L. KNIGHT, Husband and Wife.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 March 23, 2017.

By: _____
BRUCE HAFFORD

_____
PATRICIA KNIGHT

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 BRUCE HAFFORD and PATRICIA KNIGHT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this March 23, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 5/3/17

Exhibit A

Property Description

Said property is described to wit:

> Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of West Meade Farms, Inc. Section H, of record in Plat Book 2133, page 17, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bruce T. Hafford, unmarried, and Patricia L. Knight, unmarried, as joint tenants with the right of survivorship, by Warranty Deed of record from Lorne Mark Rosenborough and Julie White, in Instrument No. 20130531-0054877, Register's Office for Davidson County, Tennessee, as further corrected by Scrivener's Affidavit, Instrument No. 20130923-0099574, Register's Office for Davidson County, Tennessee, wherein the name of Lorne Mark Rosenborough was corrected to Lorne Mark Roseborough.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

This is improved property known as 516 Gun Club Road, Nashville, TN 37205.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M. Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

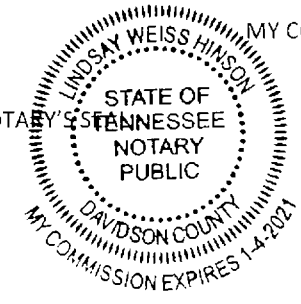
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).