Davidson County DEEDWARR
Recvd: 09/07/17 10:12 3 pgs
Fees:18.00 Taxes:1406.00
20170907-0091938

WARRANTY DEED

28784

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2017.

(Affix Seal) Notary Public

My Commission Expires: 3-25-19

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew Haber and Ellen Haber	New Owner	Map/Parcel
902 Percy Warner Blvd.		129 15 0 047.00
Nashville, TN 37205		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, JACK NORMAN JR. AND WHITNIE K. NORMAN, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto MATTHEW HABER AND ELLEN HABER, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, that 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. 106, Warner Park Valley, Section 1, as shown on plat of record in Plat Book3600, pages 12-14, as amended in Book 3673, page 610, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jack Norman, Jr. and Whitnie K. Norman, husband and wife by Quitclaim Deed from Jack Norman, Jr. and Whitnie K. Norman, husband and wife and Jack Norman, Sr., dated June 7, 2014, of record in Instrument No. 20140624-0054735, Register's Office for Davidson County, Tennessee AND FURTHER being the same property conveyed to Jack Norman, Jr. and wife Whitnie K. Norman and Jack Norman Sr. by Warranty Deed from Kevin R. Killebrew and spouse, Amanda M. Killebrew, dated December 12, 2007, of record in Instrument No. 20121211-0114054, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2017 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 129 15 0 047.00
2. All matters appearing on the Plan of Warner Park Valley Subdivision, Section 1, of record in Book 3600, page 12, 13 and 14 as amended in Book 3673, page 610, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 3466, page 89; Book 3534, page 128; Book 3577, page 511; and Book 3702, page 465, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is IMPROVED property known as 902 Percy Warner Boulevard, Nashville, Tennessee 37205

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

further covenant and bind themselves, their heirs and/or assigns, 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 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 6th day of September, 2017:

Jack Norman Jr.

Whitnie K. Norman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jack Norman Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2017:

Notary Public

My commission expires: 3-25-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Whitnie K. Norman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2017:

Notary Public

My commission expires: 3-25-18

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

