Bill Garrett Davidson County
Batch# 2241 DEEDWARR
09/19/2017 11:41:37 AM 2 pgs
Fees: $13.00 Taxes: $536.50
20170919-0095854

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 $145,000.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2017.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin Steckly	F & M Bank	081-01-0-037.00
1804 Hailey Avenue	P.O. Box 451	
Nashville, TN 37217	Clarksville, TN 37041	

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, **Amanda Dean Successor Trustee of The 1804 Hailey Avenue Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Benjamin Steckly,** 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 Triston Jacobs, Trustee of The 1804 Hailey Avenue Trust, from Laura Mahon, by Warranty Deed and recorded on August 3, 2017 of record Instrument Number 20170803-0079208, Registers Office for Davidson County, Tennessee.

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, Registers 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 37217

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 14th day of September, 2017.

The 1804 Hailey Avenue Trust

By: _____
Amanda Dean
Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean Successor Trustee of The 1804 Hailey Avenue Trust,** 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 14th day of September, 2017.

_____
Notary Public

My Commission expires: 5-5-19

FILE NO: 2017085471