~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810371

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BR-18-2408

WARRANTY DEED

Bill Garrett Davidson County
Batch# 91167 DEEDWARR
05/11/2018 01:54:04 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20180511-0045416

STATE OF TENNESSEE
COUNTY OF DAVIDSON $240,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$234,000.00~~

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2018.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Hedges 2408 Pleasant Springs Lane Hermitage, TN 37076	Same address as new owner	064-16-0-D-150.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Four Thousand and 00/100 Dollars ($234,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT LOFTIS, A MARRIED MAN AND WIFE, SARAH LOFTIS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **STANLEY JORDAN HEDGES, UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 298 on the Plan of Section Three, Truxton Park, of record as Instrument No. 20011024-0116272, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Loftis, by Quitclaim Deed from Tricia Loftis, being one and the same as Tricia Lee Loftis, dated 3/6/2007, recorded 3/6/2007, of record in Instrument No. 20070306-0027603, in the Register's Office for Davidson County, Tennessee. (Conveyance pursuant to a Marital Dissolution Agreement in a divorce action filed in the Eighth Circuit Court, Davidson County, Tennessee, Docket No. 06D-3235. The said Robert Loftis is now married to Sarah Loftis.

The address of the herein described property is believed to be 2408 Pleasant Springs Lane, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

The address of the herein described property is believed to be 2408 Pleasant Springs Lane, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of May, 2018.

ROBERT LOFTIS

SARAH LOFTIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert Loftis and wife, Sarah Loftis, 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 seal, this the 10th day of May, 2018.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY