Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Name and Address of New Owner:
A. Neil Headden and Susan M. Headden
4012 Oxford Glen Drive
Franklin, TN 37067

Send Tax Statements To:
US Bank Home Mortgage
PO Box 790415
St. Louis, MO 63179

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18040399

Map and Parcel: 076 05 0 001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathanael R. Hazzard and wife, Mirlena Therrell**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **A. Neil Headden and Susan M. Headden, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a 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. 1 on the Plan of Stoner Mill, Section One, of record in Book 6900, pages 824-825, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Nathanael R. Hazzard and wife, Mirlena Therrell by Warranty Deed from Paul LaGod and wife, Misty LaGod dated May 9, 2014 and filed for record on May 16, 2014 in Instrument 20140516-0042520, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Stoner Mill of record in Bcok 7733, page 559 and All matters as shown on plat of record in Book 6900, pages 824 and 825, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4829 Leesa Ann Lane, Hermitage, TN 37076

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and 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.

Bill Garrett Davidson County
Batch# 91313 **DEEDWARR**
05/14/2018 08:48:00 AM 2 pgs
Fees: $13.00 Taxes: $569.80

20180514-0045600

WITNESS our hand this 8th day of May, 2018.

Nathanael R. Hazzard

Mirlena Therrell

State of Tennessee

County of Rutherford

Personally appeared before me, Nathanael R. Hazzard and Mirlena Therrell with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th of May, 2018.

Notary Public
My Commission Expires: 12/18/21

J.D. ... STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154,000.00.

Affiant Signature

Subscribed and sworn to before me, this 8th day of May, 2018.

Notary Public
My Commission Expires:

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021