This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2305

Bill Garrett Davidson County
Batch# 114412 DEEDWARR
07/10/2018 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $240.50
20180710-0066543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2018

Notary Public
My Commission Expires: 3/8/2021

COM CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William F. Hayslett, Sr. 4216 Riverplace Dr. Nashville TN 37211	New Owner	058-14-0-017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, **John Albert Harvey III**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William F. Hayslett Sr. and Janice A Hayslett, husband and wife**, hereinafter called the Grantee(s), his/her/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. 173 on the Plan of Enchanted Hills, Section V, as of record in Book 3700, page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 173 fronts 140.0 feet on the northerly margin of Enchanted Court and runs back between lines the westerly being 215.0 feet and the easterly line being 275.0 feet to a line in the rear measuring 226.50 feet thereon.

Being a portion of the property conveyed to John Albert Harvey III by Quitclaim Deed from Mary Wagstaff Harvey n/k/a Mary Harvey Roberts, a widow, dated April 4, 2018, recorded April 4, 2018, of record in Instrument No. 20180404-0031671, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Jacob D. Roberts and wife, Mary Harvey Roberts by Warranty Deed from the Heirs at Law of Freddie Dovie Shuford, dated October 31, 2005, recorded November 4, 2005, of record in Instrument No. 20051104-0134077, said Register's Office. The said Jacob D. Roberts having since died on November 1, 2005, property vesting in Mary Harvey Roberts by operation of law as sole surviving heir in the entirety.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is unimproved property located at: **4216 Enchanted Court, Nashville, TN 37218.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 representatives, 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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2018.

GRANTOR:

John Albert Harvey III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Albert Harvey, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of July, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021

201807100066543

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY