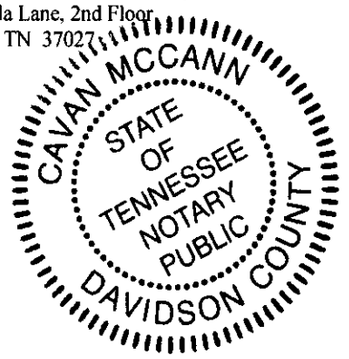
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $330,000.00.

Affiant

Subscribed and sworn before me this the 6th day of September, 2018.

Notary Public
My commission expires: 9/10/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew Alan Hansen	Legacy Mutual Mortgage	156-01-0C 010.00
7437 E. Colony Drive	730 Cool Springs Blvd, Ste. 110	
Nashville, TN 37221	Franklin, TN 37067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SANDRA L. BERRYHILL, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW ALAN HANSEN AND RACHEL C. HANSEN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of East Colony at Riverbend Subdivision, of record in Plat Book 7900, page 733, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Sandra L. Berryhill, unmarried, by deed from Gary P. Nosich and wife, Kathy M. Nosich, dated 03/31/2005, of record in Instrument No. 20050404-0036092, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7437 E. Colony Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Y Johnson Davidson County
Batch# 137908 **DEEDWARR**
09/07/2018 11:41:45 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00



20180907-0088770

Witness my hand this the 6th day of September, 2018.

Sandra L. Berryhill

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sandra L. Berryhill, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of September, 2018.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY