Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 150637 **DEEDWARR**
10/11/2018 08:41:36 AM 2 pgs
Fees: $13.00 Taxes: $1,159.95

20181011-0100709

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Y-BR-18-2717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Don Elias and Dawn Workman	**New Owner**	
(NAME) **2717 Sharondale Ct**	(NAME) 11609 Riviera Drive	**117-03-0-085.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) New Buffalo, MI 49117	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES MICHAEL HATCHETT AND WIFE, LINDA BOLAND HATCHETT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAWN WORKMAN, A MARRIED WOMAN, AND DON ELIAS, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 22 on the Map of Hillsboro Circle of record in Plat Book 1130, Page 15, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 92 feet more or less on the Southerly side of Sharondale Court and runs back 156.3 feet on the Easterly line and 206.5 feet on the Westerly line, to a point in the rear, said lot being triangular in shape.

Being the same property conveyed to James Michael Hatchett and wife, Linda Boland Hatchett by Warranty deed from James M. Brewer and wife, Dorothy C. Brewer of record in Book 4617, page 856, Register's Office for Davidson County, Tennessee, dated July 07, 1972 and recorded on July 11, 1972. (Value or consideration shown in aforementioned deed $15,900.00.) Being also known as 2717 Sharondale Ct Nashville, Tennessee 37215.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 15, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2717 Sharondale Ct, Nashville, Tennessee 37215**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 28th DAY OF SEPTEMBER, 2018.

James Michael Hatchett

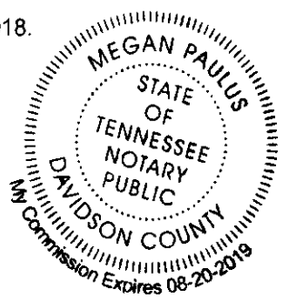
Linda Boland Hatchett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES MICHAEL HATCHETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

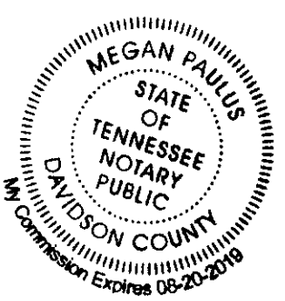


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA BOLAND HATCHETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212