Karen Y Johnson Davidson County
Batch# 151439 DEEDWARR
10/15/2018 12:48:30 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20181015-0101925

WARRANTY DEED

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of October, 2018.

Notary Public

My commission expires: 3-8-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Celika C. Peters	**InterLinc Mortgage Services LLC**	**147-11-0-054.00**
504 Leanne Drive	**10613 West Sam Houston Pkwy N**	
Nashville, TN 37211	**Houston, TX 77064**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kraig Haberer and wife, Julie Haberer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Celika C. Peters, an unmarried woman

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. 437 on the Plan of Whispering Hills, Section II-C, of record in Plat Book 2663, Pages 66 & 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kraig Haberer and wife, Julie Haberer by Special Warranty Deed dated March 10, 2015, from Peggy D. Mathes, Administrator of the Estate of Rosemary Y. Wilson pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-69 of record in Instrument No. 20150312-0021279, said Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Kraig Haberer pursuant to a Specific Power of Attorney executed by him on the 4th day October, 2018, of record in Instrument No. 201810150101924 **Register's Office for Davidson County, Tennessee.**

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 2663, Pages 66 & 67, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 2797, Page 483, Register's Office for Davidson County, Tennessee. NOTE: Said Restrictions are not applicable to portions thereof that have already expired.**

3) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved property, known as **504 Leanne Drive, Nashville, TN 37211**

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 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. 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 **12th** day of **October, 2018.**

Kraig Haberer by Julie Haberer atty in fact — Julie Haberer

Kraig Haberer
By Julie Haberer, Attorney-in-Fact

Julie Haberer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Julie Haberer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Kraig Haberer,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Kraig Haberer,** for the purpose therein contained, by signing the name of **Kraig Haberer,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **October, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Julie Haberer,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **October, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY