#34474

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of October, 2018.

Notary Public
My commission expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Y Johnson Davidson County
Batch# 155440 DEEDWARR
10/31/2018 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20181031-0107779

07-1809-86875

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Andrea M. Pretty and David B. Pretty 8569 Beautiful Valley Drive Nashville TN 37221	Geneva Financial, LLC 3155 South Price Rd., Suite 105 Chandler, AZ 85248	126-14-0-A-157.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian A. Hypnar and Amber L. Hypnar, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Andrea M. Pretty and David B. Pretty, a married couple,** hereinafter called the Grantees, their successors 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. 157, on the Plan of Final Plat of Travis Trace Subdivision, Phase 1A, of record in Instrument No. 20141016-0095781, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian A. Hypnar and Amber L. Hypnar, husband and wife, by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, dated April 30, 2015, recorded May 15, 2015, of record in Instrument No. 20150515-0045069, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **8569 Beautiful Valley 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 hand this 29th day of October, 2018.

Brian A. Hypnar

Amber L. Hypnar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Franklin, TN, this 29th day of October, 2018.

Notary Public

My Commission expires: 3/31/20

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

