Name and Address of New Owner:
Lauren M. Witt
3101 Justin Towne Court
Nashville, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 15003012800

Karen Y Johnson Davidson County
Batch# 169528 DEEDWARR
12/03/2018 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $573.13
20181203-0117571

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dawn Hesse, unmarried and Wendi McConnell, unmarried, as joint tenants with right of survivorship,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lauren M. Witt, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 5A, Zone Lot Division Lots 5, 27, 28 & 31 Justin Towne, Section Two, as of record in Plat Book 5200, Page 459 and amended in Plat Book 5200, Page 536, 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 Dawn Hesse, unmarried and Wendi McConnell, unmarried, as joint tenants with right of survivorship by Quitclaim Deed from Dawn Hesse, unmarried dated March 2nd 2012 and recorded March 6th 2012 in Instrument No. 20120306-0019439 said Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Dawn Hesse, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C. dated March 2nd 2012 and recorded March 6th 2012 in Instrument No. 20120306-0019438 said Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on Restrictions, dedications, conditions, reservations, easements and other matters appearing for Zone Lot Division Lots 5, 27, 28 & 31 Justin Towne, Section Two, as of record in Plat Book 5200, Page 459 and amended in Plat Book 5200, Page 536, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of October, 2018.

Dawn Hesse by Wendi McConnell Attorney-In-Fact (SEAL)
Dawn Hesse by Wendi McConnell, Attorney-In-Fact

Wendi McConnell (SEAL)
Wendi McConnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2018, before me personally appeared Dawn Hesse and Wendi McConnell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 30th day of October, 2018.

WILLIAM D. CRUTCHLEY JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 05/06/2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2018, before me personally appeared Wendi McConnell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dawn Hesse pursuant to a Specific Power of Attorney dated _____ and filed of record in Instrument 201812030117570 in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Dawn Hesse, as her attorney in fact.

Witness my hand, at office, this 30th day of October, 2018.

WILLIAM D. CRUTCHLEY JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 05/06/2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 30th day of October, 2018.

WILLIAM D. CRUTCHLEY JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 05/06/2019
File No. 18-659

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212