Name and Address of New Owner:
Jasmine M. Austin & William C. Austin
1416 Aaronwood Dr., Old Hickory, TN 37138

Send Tax Bills To:

The Mortgage Firm, Inc.
921 Douglas Ave., #200
Altamonte Springs, FL 32714
This Instrument Prepared By:
Steven P. Disser Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 063-16-0B-209.00-CO

Karen Johnson Davidson County
Batch# 189041 DEEDWARR
01/28/2019 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20190128-0008245

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, **Jenevieve Cordona, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jasmine M. Austin and William C. Austin, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 291 on the Plan of Hampton Park (Formerly Chitwood Downs) of record in Plat Book 6900, Page (s) 550 through 552, inclusive, and Certificate of Correction of record in Book 7462, Page 445, and by an amendment to Change Name of record in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George Anthony Tarver by Cash deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20000713-0069587 Register's Office for Davidson County, Tennessee, dated July 06, 2013 and recorded on July 13, 2000. and Order is recorded in Instrument No. 20090107-0001628.

Being the same property vested in Jenevieve Cordona by divorce decree divesting from George A. Tarver of record in Instrument No. 20090107-0001628 Register's Office for Davidson County, Tennessee, dated November 26, 2008 and recorded on January 7, 2009.

Being improved property also known as 1416 Aaronwood Drive Old Hickory, Tennessee 37138.

******This is NOT the Primary Residence of the Grantor named herein******

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS) OF RECORD IN PLAT BOOK 6900, PAGE (S) 550-552, INCLUSIVE, AND CERTIFICATE OF CORRECTION OF RECORD IN BOOK 7462, PAGE 445 AND BY AN AMENDMENT TO CHANGE NAME OF RECORD IN BOOK 8181, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 25th day of January, 2019.

_____(SEAL)
Jenevieve Cordona

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of January, 2019, before me personally appeared Jenevieve Cordona, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence, 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 25th day of January, 2019.

_____
Notary Signature
My commission expires: 03/20/2020

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 $279,900.00, 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
25th day of January, 2019.

_____
Notary Public
My commission expires: 11-5-19
File No. 2018-103

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Sandy Balent, a notary public for this county and
Notary's Name

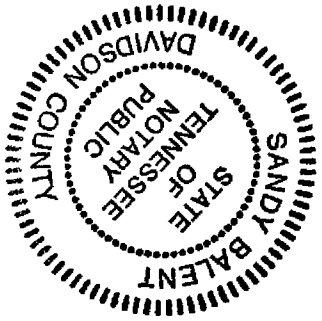
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).