Karen Johnson Davidson County
Batch# 190920 DEEDWARR
02/01/2019 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20190201-0009837

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JANUARY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-5295B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Eduardo Galue and Stefanie Galue, and David E. Harris and Victoria C. Harris	Gardner Financial Services LTD, dba Legacy Mutual Mortgage	182-12-0A-007.00-CO
508 Appleseed Court	3503 Paesanos Pkwy	
Antioch, TN 37013	San Antonio, TX 78231	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DAVID B. HAZZARD AND BRENDA HAZZARD, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EDUARDO GALUE AND STEFANIE GALUE, HUSBAND AND WIFE AND DAVID E. HARRIS AND VICTORIA C. HARRIS, HUSBAND AND WIFE, ALL AS JOINT TENANTS

HEREINAFTER CALLED THE GRANTEE(S), 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. 289 on the Plan of Section 1, Apple Valley, R10 Residential P.U.D., of record in Instrument No. 20020809-0096488, as corrected by Surveyor's Certificate of Correction, of record in Instrument No. 20021203-0148635, 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 David B. Hazzard, unmarried and Brenda Burt, unmarried as joint tenants with the rights of survivorship by Warranty Deed from Provident Development Group, LLC, of record in Instrument No. 20030523-0070632, Register's Office for Davidson County, Tennessee, dated April 29, 2003 and recorded on May 23, 2003. David B, Hazzard and Brenda Burt having since married. Brenda Burt is now known as Brenda Hazzard.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 508 Appleseed Court, Antioch, TN 37013

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 in 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 hand on the 31st day of January, 2019.

David B. Hazzard

Brenda Hazzard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DAVID B. HAZZARD AND BRENDA HAZZARD, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of January, 2019.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 18-5295B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY