Return To: 19-2089
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 31ST DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-20
(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 192199 DEEDWARR
02/06/2019 09:15:32 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20190206-0011262

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Haynes, II, an unmarried man and Catherine L. Haynes, an unmarried woman	SWBC Mortgage, ISAOA, ATIMA	
	(NAME)	
5609 Royal Court	9311 San Pedro #100	87-05-0A-105.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joshua Caleb Hardeman, a single man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John E. Haynes, II, an unmarried man and Catherine L. Haynes, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 133, ON THE PLAN OF FARMINGHAM WOODS, PHASE III, OF RECORD IN PLAT BOOK 7900, PAGE 554, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA CALEB HARDEMAN, AN UNMARRIED MAN, BY WARRANTY DEED FROM JOSEPH A. POLITE, OF RECORD IN INSTRUMENT NO. 20180319-025504, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE SUBJECT TO PROPERTY TAXES FOR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5609 Royal Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 31st day of January, 2019.

WARRANTY DEED
(Continued)

Joshua Caleb Hardeman

STATE OF Alabama

COUNTY OF Jefferson

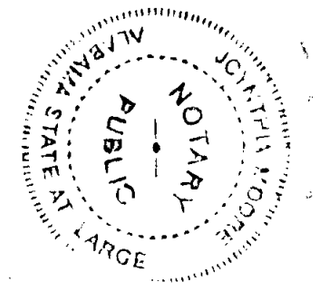
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Caleb Hardeman, a single man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7-3-19

(SEAL)



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