Karen Johnson Davidson County
Batch# 198336 DEEDWARR
02/25/2019 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $699.30
20190225-0016484

**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-9728-BW

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **189,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF Feb 2019

Notary Public

MY COMMISSION EXPIRES: 9/20/2021

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles W. Haynie | New Owner | |
| 21 Vaughns Gap Road 23 | | 129-15-0A-023.00-CO |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Allison McGee Tarpley and Andrew David Tarpley, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles W. Haynie, a single man**

HEREINAFTER CALLED THE GRANTEES, 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 Unit 23, together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, a Horizontal Property Regime Established by Master Deed Record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium site plan attached as Exhibit A-1 to the aforementioned Master Deed.

Being the same property conveyed to Allison McGee unmarried woman by Warranty deed from Merrell Williams of record in Instrument No. 20061103-0136668 Register's Office for Davidson County, Tennessee, dated October 30, 2006 and recorded on November 03, 2006.

Being the same property conveyed to Allison McGee Tarpley, a married woman by Quitclaim deed from Allison McGee Tarpley, f/k/a Allison McGee, a married woman, who acquired title as unmarried, joined by her spouse, Andrew David Tarpley of record in Instrument No. 20141117-0105728 Register's Office for Davidson County, Tennessee, dated September 20, 2014 and recorded on November 17, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **21 Vaughns Gap Road 23, Nashville, TN 37205.**

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 our hands this the 18 day of February, 2019.

Allison McGee Tarpley

Andrew David Tarpley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Allison McGee Tarpley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of February, 2019.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew David Tarpley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18 day of February, 2019.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY



201902250016484

# True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

**Melissa Turecki**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

**Chasity Petty**

My Commission Expires: 9/20/2021

