QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 198672 DEEDQC
02/25/2019 10:42:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190225-0016709

M. BLACKBURN NOTARY PUBLIC STATE OF TENNESSEE BRADLEY COUNTY

STATE OF Tennessee
COUNTY OF Bradley

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-24-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and RETURN TO:
CRUMP & RICHARDSON, PLLC, 2043 N. Ocoee Street, NE, Cleveland, TN 37311

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig S. Hatfield and Christopher Baker	**IServe Residential Lending LLC**	**007-14-0A-024.00-CO**
(NAME)	(NAME)	
2209 Kayla Drive	**16745 W. Bernardo Drive Suite 100**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**San Diego, CA 92127-1908**	
(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,

Craig S. Hatfield aka Craig Hatfield and Christopher Baker, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Craig S. Hatfield and Christopher Baker, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, for and during their joint lives, and, upon the death of the either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Greenview Estates of record in Plat at Instrument No. 20011213-0137531, 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 Craig Hatfield and Christopher Baker, as joint tenants with right of survivorship by Warranty deed from Paul Dibrito and Angela Dibrito, husband and wife of record in Instrument No. 20150415-0033442 Register's Office for Davidson County, Tennessee, dated April 14, 2015 and recorded on April 15, 2015.

Subject to all matters shown on the Plan of record as Instrument Number 20011213-0137531, Register's Office of Davidson County, Tennessee.

Subject to Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011213-0137563 and Instrument No. 20060309-0027314, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to Drainage Easement of record in Book 6173, Page 477, in the Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Instrument Number 20010223-0017162, in the Register's Office for Davidson County, Tennessee.

Subject to Easement to NES of record in Instrument Number 20010314-0024209, in the Register's Office for Davidson County, Tennessee.

Subject to Easement to BellSouth of record in Instrument Number 20010314-0024210, in the Register's Office for Davidson County, Tennessee.

Subject to Dedication of Maintenance Agreement for sewage pumps, service lines, ingress and egress and appurtenances of record in Instrument Number 20050218-0018558, in the Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record as Instrument Number 20150415-0033442 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☒ property, known as **2209 Kayla Drive Goodlettsville TN 37072**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, their heirs and assigns forever; and we do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 11th day of FEBRUARY, 2019.

Craig S. Hatfield

Christopher Baker

Craig Hatfield

STATE OF TENNESSEE
COUNTY OF Davidson

Before me Barbara Collins of the state and county mentioned personally appeared , **Craig S. Hatfield aka Craig Hatfield and Christopher Baker, as joint tenants with right of survivorship** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 11 day of February, 2019.

Barbara Collins
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Nov. 28, 2022

My Commission Expires: 11-26-2022