Name and Address of New Owner:
Daniel Reeder
PO Box 1312
Goodlettsville, TN 37070-1312

Send Tax Bills To:
Daniel Reeder
PO Box 1312
Goodlettsville, TN 37070-1312

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 208356 DEEDWARR
03/21/2019 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $155.40
20190321-0025777

Map & Parcel No: 052-16-0A-071.00-CO

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, **Jamie Haynes and Terrance Haynes, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Reeder, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Apartment Unit No. H-71 of Neely's Bend Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Plat Book 5200, Page 200, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Alberta C. Crunk by Warranty deed from Stephanie D. Brooks, unmarried of record in Instrument No. 20050401-0035322 Register's Office for Davidson County, Tennessee, dated March 31, 2005 and recorded on April 01, 2005.

Being the same property conveyed to Jamie Haynes by Executor's Quitclaim deed from Jamie Haynes, Executor of the Estate of Cora Alberta Crunk, deceased, of record in Instrument No. 20180910-0089155 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 10, 2018.

Being improved property also known as 1301 Neelys Bend Road, Unit H-71, Madison, Tennessee 37115.

Terrance Haynes joins in this instrument to convey his marital interest in the property, if any.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAT OF NEELY'S BEND CONDOMINIUM OF RECORD IN PLAT BOOK 5200, PAGE 200, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO MASTER DEED OF RECORD IN BOOK 5483, PAGE 86, SAID REGISTER'S OFFICE; 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 Grantee, and the Grantee's 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 20th day of March, 2019.

(SEAL)
Jamie Haynes

(SEAL)
Terrance Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2019, before me personally appeared Jamie Haynes and Terrance Haynes, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in 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 20th day of March, 2019.

Notary Signature
My commission expires: 3/8/21

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISSER

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 $42,000.00, 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
20th day of March, 2019.

Notary Public
My commission expires: 3/8/21
File No. 2019-187

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISSER

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

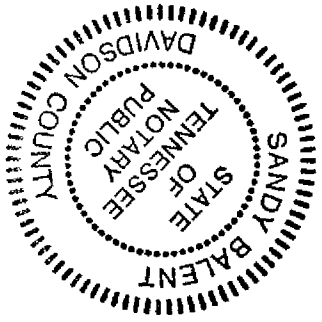
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

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).