This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$315,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191577	Affiant Sworn to and subscribed before me this 10th day of April, 2019. Notary Public My Commission Expires: 12/28/19
After Recording Return To The Above.	REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

WARRANTY DEED

THIS INDENTURE, made this 10th day of April, 2019, among:

LUCAS J. HAAS AND CHRISTINA MARIE HAAS, FORMERLY KNOWN AS CHRISTINA M. WEIDEL, HUSBAD AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

Karen Johnson Davidson County
Batch# 218766 **DEEDWARR**
04/17/2019 09:14:10 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20190417-0035143

AND

PATRICK HADLEY, A SINGLE MAN, AND ALEXANDRA ORTIZ, A SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Jordan Ridge At Eaton's Creek Phase 11 "A Cluster Lot Planned Unit Development" Formerly Creekside Trails of record in Plat at Instrument No. 20100126-0006479, 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 Christina M. Weidel, a single woman Lucas J. Haas, a single man, joint tenants with right of survivorship by Warranty deed from Chantelle M. Stoxstill and Michael Stoxstill, husband and wife of record in Instrument No. 20170227-0019354 Register's Office for Davidson County, Tennessee, dated February 27, 2017 and recorded on February 27, 2017.

Being also known as 609 Childress Xing Nashville, Tennessee 37218.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's

Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Lucas J. Haas

Christina M Haas

Christina Marie Haas, formerly Known as Christina M Weidel

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Lucas J. Haas and Christina Marie Haas, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of April, 2019.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Patrick Hadley and Alexandra Ortiz
Address: 609 Childress Xing
City, State, Zip: Nashville, TN 37218

Responsible Party For Taxes:

Name: SWBC Mortgage Corp.
Address: 4311 San Pedro Ave #100
City, State, Zip: San Antonio, TX 78216

Tax ID: 058-09-0A-304.00-CO

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075