THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jacob Dean
5510 Country Drive, Condo #87
Nashville, TN 37211
SEND TAX BILLS TO:
Ascend Federal Credit Union
520 Airpark Drive
Tullahoma, TN 37388

Karen Johnson Davidson County
Batch# 249705 **DEEDWARR**
06/27/2019 01:59:20 PM 2 pgs
Fees: $13.00 Taxes: $384.80
20190627-0062574

WARRANTY DEED

(Map 162-09-0A; Parcel 087.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **TRACY DWAYNE THARPE**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfers and conveys unto **JACOB DEAN, AN UNMARRIED MAN** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in the 5th Civil Division of Davidson County, Tennessee, being Townhouse No. 87, Building No. 14, on the plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460, Page 113, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.
>
> BEING the same property conveyed to Maggie Ann Taylor, by Warranty Deed from Harlan Matthews and wife, Patsy J. Matthews, dated February 25, 1986, of record in Book 6789, Page 872, and re-recorded in Book 6791, Page 86, Register's Office of Davidson County, Tennessee. By Quitclaim Deed for and in consideration of the Marital Dissolution Agreement in the Circuit Court of Davidson County, Tennessee, dated June 8, 1994, the said Maggie Ann Taylor-Tharpe, conveyed all her right, title and interest in the subject property to Tracey Dwayne Tharpe, of record in Book 9373, Page 858, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 5510 Country Drive, Condo #87, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same

is unencumbered except as noted herein, and for the 2019 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND and signature on this the 19th day of June, 2019.

Tracey Dwayne Tharpe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracey Dwayne Tharpe, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of June, 2019.

Notary Public

My Commission Expires: _____

(SEAL)

AUGUST 22, 2021

HANNAH J BOLLINGER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $104,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of June, 2019.

Notary Public

My commission Expires: _____

AUGUST 22, 2021

File No. GTS2-2019-159

HANNAH J BOLLINGER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY