This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File #

Karen Johnson Davidson County
Batch# 254390 **DEEDWARR**
07/10/2019 10:20:57 AM 2 pgs
Fees: $13.00 Taxes: $865.80

20190710-0067086

NEW OWNER:
Joseph Halberstadt and
Erin McMillan
195 Bonnalee Dr., Hermitage, TN
37076

SEND TAX BILL TO:
JP Morgan Chase Bank, N.A.
700 Kansas Lane
Monroe, LA 71203

MAP & PARCEL:
74-08-0-197.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **RFK Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Joseph Allen Halberstadt and Erin Casey McMillan, husband and wife,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, be further described as follows, to-wit: Being Lot No. 877 on the Plan of Section 8 Hermitage Hills, of record in Plat Book 3600, page 24, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Jason D. Treat and Verdie Lord by Special Warranty Deed from Fannie Mae, a/k/a Federal National Mortgage Association, by and through its duly appointed Attorney in Fact, Wilson and Associates, P.L.L.C, dated 5/4/2012 and recorded 6/5/2012, of record in Instrument No. 20120605-0048675, Register's Office for Davidson County, Tennessee. Being further conveyed to REK Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Jason D. Treat, unmarried, and Verdie Lord, married, dated 3/8/2019 and recorded 3/18/2019, of record in Instrument No. 20190318-0024392, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2019 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND **RFK Properties, LLC,** do covenant with the said Grantee that they are lawfully

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-RMX-19-195

seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **RFK Properties, LLC,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 195 Bonnalee Dr., Hermitage, TN 37076

Executed on this 3rd day of July, 2019.

RFK Properties, LLC

BY: _____

Shannon Carter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Shannon Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of RFK Properties, LLC, the within named bargainer, a company, and that she as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Authorized Agent with full power and authority.

Witness my hand this 3rd day of July, 2019.

_____
Notary Public

My Commission Expires: 10/11/2022

STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $233,999.00

_____
Affiant

Sworn to and subscribed to me, the undersigned, on this 5th day of July, 2019.

_____
Notary Public

My Commission Expires: _____

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021