WARRANTY DEED

J-MA-19-505-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher M. Haynes	New Owner	
(NAME)	(NAME)	**098-09-0A-038.00**
2026 S. Mt. Juliet Rd.		
(ADDRESS)	(ADDRESS)	
Mt. Juliet TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER GALE FARGIS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER M. HAYNES,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 125, Phase 3B Lakeshore, as shown on plat of record in Plat Book 7900, Page 677, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey Raymond Fargis and wife, Jennifer Gale Fargis, by Warranty Deed, from Theodore F. Bertuca and wife, Constance A. Bertuca, of record in Instrument No. 20090930-0090740, in the Register's Office of Davidson County, Tennessee, dated September 30, 2009 and recorded on September 30, 2009.

Being the same property conveyed to Jennifer Gale Fargis by Quitclaim Deed from Jeffrey Raymond Fargis per divorce decree Docket No: 18D-1762 on file in the Circuit Court of Davidson County. Signed April 15, 2019 and recorded June 6, 2019 at the Register's office for Davidison County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 7572, Page 669.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **505 Schooner Cv, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 263154 **DEEDWARR**
07/29/2019 09:38:27 AM 2 pgs
Fees: $13.00 Taxes: $936.10

20190729-0074203

Witness my/our hand(s) this the 25th DAY OF JULY, 2019.

Jennifer Gale Fargis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212