THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 264376 DEEDWARR
07/31/2019 09:27:36 AM 2 pgs
Fees: $13.00 Taxes: $1,755.65

20190731-0075274

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $474,500.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2019.

Notary Public
My Commission Expires: 11/3/2020

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Randall Gary Pomranke and Robert William John Mortenson, Jr. 444 Highpoint Terrace Brentwood, TN 37027	New Owner	Tax Parcel ID No. 181-10-0D-033.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW HARBAUGH AND CHELSEA HARBAUGH, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **RANDALL GARY POMRANKE AND ROBERT WILLIAM JOHN MORTENSON, JR., SPOUSES MARRIED TO EACH OTHER** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 33, as shown on the map entitled Final Plat for Jackson Valley Subdivision Section Two, of record in Instrument No. 20071012-0121332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MATTHEW HARBAUGH AND CHELSEA HARBAUGH, HUSBAND AND WIFE, by deed from JACKSON VALLEY LAND PARTNERS, LLC, of record in Instrument No. 20170406-0033802, dated March 31, 2017, said Register's Office.

This is improved property commonly known as: **444 Highpoint Terrace, Brentwood, TN 37027**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 30th day of July, 2019.

MATTHEW HARBAUGH

CHELSEA HARBAUGH

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW HARBAUGH AND CHELSEA HARBAUGH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of July, 2019.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2021