Karen Johnson Davidson County
Batch# 267638 DEEDWARR
08/07/2019 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190807-0078378

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1585

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
This 31st day of July, 2019

SUSAN L HEIMANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

Commission Expires: 9/16/22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Valley Land Partners LLC 6121 Nolensville Pike Nashville, TN 37211	Franklin Synergy Bank ISAOA ATIMA 722 Columbia Avenue Franklin, TN 37064 New owner	083-03-0-044.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Christopher Cordale Hibdon and Cristin Niki Hibdon, as tenants in common

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson Valley Land Partners, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Revised Plan of Sharpe and Horns Fifth Addition of record in Plat Book 332, Page 70, 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 Henry P. Cothern Sr. and wife, Anna E. Cothern by Installment deed from Albert Searcy, (widower) of record in Book 3247, page 579, Register's Office for Davidson County, Tennessee, dated June 07, 1961 and recorded on June 13, 1961.

Being the same property conveyed to Kathleen Cothern, a life estate by Warranty deed from James Cothern, Richard Cothern, Wesley Cothern, Sharon C. Becker, Dennis Cothern, Susan C. Pate, Dorothy Cothern and Henry Piper Cothern, Jr., devisees under the will of Anna N. Cothern of record in Book 10026, page 837, Register's Office for Davidson County, Tennessee, dated April 24, 1996 and recorded on April 25, 1996.

Being the same property conveyed to Kathleen H. Cothern by Quitclaim deed from James H. Cothern, Dorothy J. Cothern, Richard L. Cothern, Henry Piper Cothern, Jr., Susan L. Cothern Pate, Sharon A. Cothern, and Wesley V. Cothern of record in Book 10770, page 102, Register's Office for Davidson County, Tennessee, dated January 22, 1998 and recorded on January 27, 1998.

Being the same property conveyed to Christopher Cordale Hibdon and Cristin Niki Hibdon, as tenants in common by Executor's deed from Dennis Cothern, as Executor of the Kathleen Cothern of record in Instrument No. 20190225-0017028 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 25, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2100 McKennie Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of July, 2019.

Christopher Cordale Hibdon

Christopher Cordale Hibdon

Kristin Niki Hibdon

Kristin Niki Hibdon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher Cordale Hibdon and Kristin Niki Hibdon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 2019.

Notary Public
My Commission Expires: 9/6/22

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2022
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY