WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-4998

Karen Johnson Davidson County
Batch# 272338 DEEDWARR
08/16/2019 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $821.03
20190816-0082096

Name and Address of New Owner:
Robert Thomas Haley and Jessica Rae Haley
311 Pitts Ave.
Old Hickory, TN 37138

Send Tax Bills To:
SWBC Mortgage Corp,
P.O. Box 11733, Newark, NJ 07101-4733
att: Payment Processing
This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 053-16-0-213.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Garner Properties, LLC,** a **Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Thomas Haley and Jessica Rae Haley, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Final Plat, Section One, Stone Hedge, of record in Plat Book 8250, Page 541, and amended in Book 10159, page 42, 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 John H. Garner by Warranty deed from Universal Builders, L.L.C., of record in Book 10303, page 524, Register's Office for Davidson County, Tennessee, dated December 20, 1996 and recorded on December 30, 1996.

John H. Garner has since died. His Last Will and Testament was probated in the Chancery Court for Williamson County, Tennessee under Docket No. P00-2616. His Last Will and Testament devised this real property in Patsy Garner Jacobs and Joyce Garner Lee.

Being the same property conveyed to Patsy Garner Jacobs by Quitclaim deed from Patsy Garner Jacobs and Joyce Garner Lee of record in Instrument No. 20090511-0042990 Register's Office for Davidson County, Tennessee, dated May 08, 2009 and recorded on May 11, 2009.

Being the same property conveyed to Garner Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Patsy Garner Jacobs of record in Instrument No. 20090604-0051862 Register's Office for Davidson County, Tennessee, dated May 26, 2009 and recorded on June 04, 2009.

Being improved property also known as 700 Stone Hedge Dr. (also known as 311 Pitts Avenue), Nashville, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same

belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of August, 2019.

Garner Properties, LLC, a Tennessee Limited Liability Company

By: Patsy Jacobs
Patsy Jacobs, Sole Member

State of Tennessee
County of Sullivan

Before me, Eddie Johnson of the state and county mentioned, personally appeared Patsy Jacobs, Sole Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theSole Member of Garner Properties, LLC, the within named bargainor, a Limited Liability Company, and that as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand, at office, this 14th day of August, 2019.

Eddie Johnson
Notary's Signature
My commission expires: July 11, 2021

EDDIE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $221,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patsy D. Jacobs
(Affiant)

Sworn to and subscribed before me this
14th day of August, 2019.

Eddie Johnson
Notary Public
My commission expires: July 11, 2021
File No. 2019-330

EDDIE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

