Name and Address of New Owner:
Valerie Leigh Haines
735 Tulip Grove Road #217, Hermitage, Tennessee 37076.

Send Tax Bills To:
Valerie Leigh Haines
735 Tulip Grove Road #217, Hermitage, Tennessee 37076.

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 278113 DEEDWARR
08/30/2019 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20190830-0087995

Map & Parcel No: 075-12-0F-074.00-CO

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, **Ria Morey, unmarried** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Valerie Leigh Haines, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 74 aka Unit 217, Tulip Cove Townhomes, as shown on Exhibit B in the Declaration of Covenants, Conditions and Restrictions for Tulip Cove recorded in Instrument No. 20050525-0059119, 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 Ria Morey, by Warranty Deed from Aly Murad and Melanie Hinken Murad, husband and wife, recorded March 23, 2017, of record in Instrument No. 20170323-0028450, in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Aly Murad, a single person and Melanie Hinken Murad, a single person, by Warranty Deed from Trena D. Decoursey, an unmarried individual, recorded April 02, 2008, of record in Instrument No. 20080402-0033098, said Register's Office.

This is improved property known as 735 Tulip Grove Road #217, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 30th day of August, 2019.

RIA MOREY BY

Regina Simpkins Attorney in Fact

(SEAL)

Ria Morey by Regina Simpkins as her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Regina Simpkins with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Ria Morey, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Ria Morey by herself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of August, 2019.

My Commission Expires: 11-8-2022

NOTARY PUBLIC

JOHN ALFRED BELL, JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

JOHN ALFRED BELL, JR STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 11-8-2022

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 $208,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of August, 2019.

Notary Public
My commission expires: 7/5/2021
File No. 2019-568

KAY B. HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, **KAY B. HOUSCH**, 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.

Kay B. Housch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, **MARJORIE A. HAINES**, a notary public for this county and state, **KAY B. HOUSCH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/02/2022

