Karen Johnson Davidson County
Batch# 280531 DEEDWARR
09/04/2019 10:56:30 AM 2 pgs
Fees: $13.00 Taxes: $591.26
20190904-0089188

WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Diane Gustavsen and Scott Graeff	New Owner	086 14 0A 171.00
(NAME)	(NAME)	
171 Thistle Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jessica Haines, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Diane Gustavsen, unmarried**, hereinafter called the Grantee, her 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 all of Lot No. 171 on the Plan of Stage Two Hermitage Meadows as shown by plat appearing of record in Plat Book 5200, Page 682, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Jessica Haines, a single woman by Warranty Deed from Keith Treesh and Katherine S. Treesh, husband and wife dated March 16, 2016 and recorded March 18, 2016 in Instrument No. 201603180025941, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 171 Thistle Lane, Hermitage, TN 37076

File Number: FRN-1907209SSO

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of August, 2019.

Jessica Haines

Jessica Haines

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jessica Haines, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2019.

Laura Elizabeth Mathis

Notary Public

My Commission Expires: 3-13-22

(SEAL)

LAURA ELIZABETH MATHIS NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)