WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David C. Radford	LOANDEPOT.COM	134-13-0-066
(NAME)	(NAME)	
4817 Jeffery Dr	26642 TOWNE CENTER DR	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	FOOTHILL RANCH, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 293879 DEEDWARR
10/01/2019 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20191001-0099958

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Daniel Hiland III and Jasmine Hiland**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David C. Radford and Licia Anne Radford, Husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Kenilworth Estates, Section Four of record in Plat Book 3300, Page (s) 34 through 36, inclusive, 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 Daniel S. Hiland, III and Jasmine Hiland, husband and wife by Warranty Deed dated 11/28/2016 from Bayin Ali, married of record in Instrument 201611300125405, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as set forth per Plat at Book 3300, Page 34 through 36 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4817 Jeffery Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S)

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 GRANTEE(S), 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 our hands this 27th day of Sept, 2019.

Daniel Hiland III

Jasmine Hiland

State of Tennessee
County of Rutherford

Personally appeared before me Daniel Hiland III and Jasmine Hiland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of September, 2019.

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public Jessica Allen
My Commission Expires: 4-28-2021

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Kenilworth Estates, Section Four of record in Plat Book 3300, Page (s) 34 through 36, inclusive, 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 Daniel S. Hiland, III and Jasmine Hiland, husband and wife by Warranty Deed from Bayin Ali and spouse Bilind Zubair dated November 28, 2016 and recorded November 30, 2016 as Instrument No. 20161130-0125405, in said Register's Office for Davidson County, Tennessee.

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 WILLIAMSON COUNTY

Christie Perry

My Commission Expires: 7/22/2023

Notary Seal (if on paper)