NEW OWNER:

JENNIFER JORDAN JEFFCOAT
3209 HEALY DRIVE
NASHVILLE, TN 37207

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 19-1293

Map & Parcel

050-14-0-007.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 294564 DEEDWARR
10/02/2019 09:49:30 AM 4 pgs
Fees: $23.00 Taxes: $721.50
20191002-0100464

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Five Thousand and 00/100 Dollars ($195,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JENNIFER JORDAN JEFFCOAT and ELIZABETH ANNE WEINMAN,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 734 on the Plan of Section Four, Parkwood Estates, as shown on the plat of the same of record in Plat Book 3300, Page 79, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 734 fronts 79.0 feet on the Northerly margin of Healy Drive and runs back between lines, the Westerly line being 144.7 feet and the Easterly line being 142.95 feet to a line in the rear measuring 79.0 feet thereon.

Being the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company by Warranty Deed from Billie W. White, unmarried, dated March 29, 2019, and of record in Instrument No. 20190401-0029272, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3209 HEALY DRIVE, NASHVILLE, TN 37207**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3300, Page 79, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of September, 2019.

HIDDEN TRAIL PROPERTIES LLC

By: _____
Sean McKinnis
Its: Member

STATE OF TENNESSEE

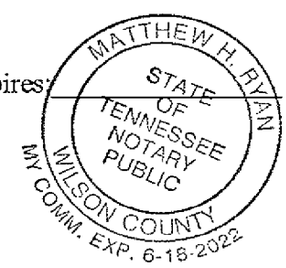
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Sean McKinnis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Member** of **HIDDEN TRAIL PROPERTIES LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 30th day of September, 2019.

_____
NOTARY PUBLIC

My commission expires:



****

The actual consideration or value, whichever is greater, for this transfer is **$195,000.00** .

AFFIANT

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

NOTARY PUBLIC

My commission expires: 12/15/21

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

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

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)