Karen Johnson Davidson County
Batch# 331796 DEEDWARR
12/18/2019 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $710.40
20191218-0130622

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-3126

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of December, 2019

Notary Public

Commission Expires: 1/1/2023

CLINT BRUMIT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bria Lafayette 104 Cobblestone Place Drive Goodlettsville, TN 37072	New Owner "	034-01-0F-003.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

William Hannold, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bria Lafayette, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit No. 3 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners. and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to William Hannold by Warranty deed from Hyneman Rental Company, LLC of record in Instrument No. 20180118-0005232 Register's Office for Davidson County, Tennessee, dated January 11, 2018 and recorded on January 18, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 104 Cobblestone Place Drive, Goodlettsville, TN 37072

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This property is not a marital residence and as such is not subject to a homestead, dower or any other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Dated this the 13rd day of December, 2019.

William Hannold

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Hannold** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 13rd day of December, 2019.

Notary Public
My Commission Expires: 11/1923

CLINT BRUMIT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Gregory D. Vadner, 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.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-19-20

Rebecca A. Dohoda
State of Tennessee
Notary Public
Rutherford County