Name and Address of New Owner:
Cody J. Faga
705 Lake Terrace Drive
Nashville, TN 37217

Send Tax Bills To:
Cardinal Financial Company
PO Box 961292
Fort Worth, TX 76161-0292

Karen Johnson Davidson County
Batch# 336995 DEEDWARR
12/31/2019 03:28:09 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20191231-0135188

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 15002009600

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, **Sondra Hayes, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cody J. Faga, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Revised Castlegate Section 3 & 6, of record in Plat Book 6200, Page 565, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sondra Hayes by Special Warranty Deed from U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AR1 dated December 14th 2014 recorded January 7th 2015 of record in Instrument No. 20150107-0001706 in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 705 Lake Terrace Drive Nashville, TN 37217

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 December, 2019.

_____(SEAL)
Sondra Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2019, before me personally appeared Sondra Hayes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of December, 2019.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

_____
Notary Signature
My commission expires: 11.8.21

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 **$295,000.00**, 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 December, 2019.

JONATHON TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

_____
Notary Public
My commission expires: 1-24-21
File No. 19-737