Karen Johnson Davidson County
Batch# 356266 DEEDWARR
02/11/2020 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200211-0015347

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 9/10/2022

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2020

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Reena Lichtenfeld	Cardinal Financial Company	034-07-OC-009.00CO
(NAME)	(NAME)	
2554 Val Marie Drive	3701 Arco Corporate Dr. Ste 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Charlotte NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20200136

For and 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/we, Lori Ann Bracey Hayes and husband, Thomas Hayes, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Reena Lichtenfeld, an unmarried 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Unit 8A, Enclave at Twin Hills Subdivision, a Horizontal Property Regime (with Private Elements), as established by Master Deed and Bylaws recorded in Instrument No. 20080821-0086071 as amended in Instrument No. 20151112-0115172 and 20151217-0127190, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Lori A. Bracey and spouse, Gerald Lynn Bracey by Deed from Domus Builders, LLC dated June 2, 2016 and filed of record in Instrument No. 20160606-0056578, Register's Office for Davidson County, Tennessee. Gerald Lynn Bracey conveyed his interest in said property to Lori Ann Bracey in Quitclaim Deed dated April 12, 2018 and filed of record in Instrument No. 20180413-0034746, said Register's Office.

Lori A. Bracey and Lori Ann Bracey are one in the same person. Lori A. Bracey is now known as Lori A. Bracy Hayes.

Thomas Hayes joins in this conveyance to convey any and all marital interest he may have.

Unimproved ☐

This is improved ☒ property, known as 2554 Val Marie Drive, Madison, TN 37115
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of February, 2020

Lori Ann Bracey Hayes

Thomas Hayes

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lori Ann Bracey Hayes and Thomas Hayes, the within named 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, at office, this 7th of February, 2020.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
June 22, 2021

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022