(2)

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 366568 DEEDWARR
03/04/2020 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,501.20
20200304-0023872

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
87 Shepherd Hills Partners, GP	
45 Annandale	SAME AS NEW OWNER
Nashville, TN 37215	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Mark A. Hafner, Trustee of the Mark A. Hafner Family Trust UAD December 14, 2011** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **87 Shepherd Hills Partners, GP, a Tennessee general partnership** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1-A on the Plan of Final Plat Resubdivision of Lots 1A & 2, Rivergate Square Planned Unit Development of record in Plat at Instrument No. 20130305-0021706, 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 Mark A. Hafner, Trustee of the Mark A. Hafner Family Trust UAD December 14, 2011 by Special Warranty deed from JG Properties, LLC a Tennessee Limited Liability Company of record in Instrument No. 20181228-0125849 Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on December 28, 2018.

Tax Parcel #034-02-0-058.00
This property is commonly known as (for identification purposes only): 87 Shepherd Hills Drive, Madison, TN 37115.

The property is ☐ IMPROVED ☑ UNIMPROVED.

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of February, 2020.

GRANTOR:

Mark A. Hafner, Trustee of the Mark A. Hafner Family Trust UAD December 14, 2011

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Mark A. Hafner**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged himself to be the **Trustee of the Mark A. Hafner Family Trust UAD December 14, 2011**, being authorized to execute the foregoing instrument for the purposes therein contained on behalf of said trust in the capacity of Trustee.

Witness my hand and seal at office in the aforesaid state and county this 26th day of February, 2020.

Notary Public
My Commission Expires: _____

K. BRIAN HAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires July 22, 2023

(SEAL)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$676,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of February, 2020.

Notary Public
My Commission Expires: _____

(SEAL)

K. BRIAN HAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires July 22, 2023

True Copy Certification

I, RYAN RAFOTH, 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 Tennessee

County of Williamson

Personally appeared before me, Taylor Stroud, a notary public for this county and state, Ryan Rafoth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Taylor Stroud
Notary's Signature

My Commission Expires: 1/8/2024
Notary' Seal (if on paper)

