THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **415,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 385827 **DEEDWARR**
04/15/2020 09:30:53 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20200415-0039253

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Achiever Development, LLC		
4015 Travis Drive, #100	New Owner	115-16-0-085.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Kimberly Dawn Sanders, nka Kimberly Jones Haiir, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Achiever Development, LLC, a Tennessee limited liability company**

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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of West Meade Farms, Section 3, as shown on plat of record in Plat Book 1835, Page 4, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kimberly Dawn Sanders, a single person by Warranty deed from Kevin F. Gangaware, a single person of record in Book 10155, page 287, Register's Office for Davidson County, Tennessee, dated August 12, 1996 and recorded on August 13, 1996.

Kimberly Dawn Sanders and Kimberly Jones Hairr are one and the same person.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **151 Haverford Drive, Nashville, TN 37205.**

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 do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right tc 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 10 day of April, 2020.

Kimberly Jones Hairr

STATE OF South Carolina
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly Jones Hairr** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10 day of April, 2020.

My Commission expires: 1/6/2026

Notary Public

JENNIFER K. CRIDER
Notary Public, State of South Carolina
My Commission Expires 1/6/2026

JENNIFER K. CRIDER NOTARY PUBLIC SOUTH CAROLINA