Karen Johnson Davidson County
Batch# 394133 DEEDWARR
04/30/2020 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20200430-0045336

Prepared by:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard, Suite 203
Murfreesboro, TN 37130

New Owner and Send Tax Bills To:
Mitchell Ryan McPherson and Laurel Beth McPherson
2518 Sharondale Drive
Nashville, TN 37215

File Number: 2020-498
Parcel ID: 104-14-0-023

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, **Phillip Daniel Hayes and Laura Hayes, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mitchell Ryan McPherson and Laurel Beth McPherson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being parts of Lots 19 and 20 on the Map of Bransford Realty Company's Sharondale Subdivision of record in Plat Book 332, page 119, and being Lot No. 4 on an unrecorded map showing parts of Lots 18, 19 and 20 in said subdivision by Erie Drake, October 27, 1927 described as follows:

Said lot fronts a total of 93 feet on the northeasterly side of Sharondale Drive and runs back 220 feet on the northwesterly line and 52.5 feet on the southeasterly line to a line in the rear which measures 55 feet thereon.

Being the same property conveyed to Laura Pate Hayes and Husband, Phillip Daniel Hayes, by Warranty Deed from Robin Ann Buchanan A/K/A Robin Ann Sneed and Husband, Henry R. Sneed, dated June 14, 2012 of record in Instrument No. 20120619-0053767, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters on Plan of record in Plat Book 332, Page 119, Register's Office for said County.

This is improved property known as: 2518 Sharondale Drive, Nashville, Tennessee 37215

The 2020 property taxes have been prorated between the parties, buyer to pay when due.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 28th day of April, 2020.

_____(SEAL)
Phillip Daniel Hayes

_____(SEAL)
Laura Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2020, before me personally appeared Phillip Daniel Hayes and Laura 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 28th day of April, 2020.

JIM A HYDE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Signature
My commission expires: 04/19/2022

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 $534,999.00, 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 28th day of April, 2020.

JIM A HYDE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My commission expires: 04/19/2022
File No. 2020-498

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