Karen Johnson Davidson County
Batch# 494326 DEEDWARR
10/13/2020 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20201013-0118940

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203689

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$449,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 9th day of October, 2020.

Notary Public
My Commission Expires: 3/1/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 9th day of October, 2020, among:

SAVING GRACES, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

WYATT CUTLER TIFFANY AND AUDREY CARTER HAZELWOOD

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 300 Mckennell Drive Residences, of record as Instrument No. 20190612-0056261and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Gary Chad Baker, a single man by Warranty deed from CB Investments LLC, a Tennessee limited liability company and Ke Qin of record in Instrument No. 20170803-0079379 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 03, 2017.

Being a portion of the same property conveyed to Saving Graces, LLC by Warranty deed from Gary Chad Baker, unmarried of record in Instrument No. 20190221-0015697 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 21, 2019.

Being also known as 1595 Peerman Drive Nashville, TN 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Saving Graces, LLC

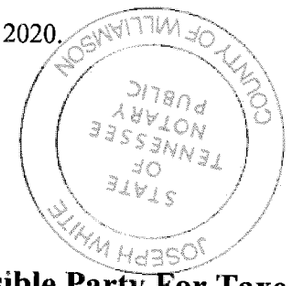
BY: _____
Alex Sigg, Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Alex Sigg, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Member of Saving Graces, LLC executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2020.

_____
Notary Public
My Commission Expires: 5/15/2021



Owner Name & Property Address:

Name: Wyatt Cutler Tiffany and Audrey Carter Hazelwood
Address: 1595 Peerman Drive
City, State, Zip: Nashville, TN 37206

Tax ID: 072-16-3J-001.00-CO

Responsible Party For Taxes:

Name: Wyatt Cutler Tiffany and Audrey Carter Hazelwood
Address: 1595 Peerman Drive
City, State, Zip: Nashville, TN 37206

X SENT Taxes to Lender
Ameris Bank mortgage
C/o DocProbe
1820 Swarthmore Ave
Lakewood NJ 08701

True Copy Certification

I, Tracey Boshears, 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, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

