Karen Johnson Davidson County
Batch# 533340 DEEDWARR
12/14/2020 03:49:30 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20201214-0147364

WARRANTY DEED

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF Dec., 2020

Notary Public

MY COMMISSION EXPIRES: 10-20-2024

(AFFIX SEAL)

MST 2020-2159

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Haynie	Guaranteed Rate, Inc., a Delaware Corporation	103-05-0A-003.00-CO
(NAME)	(NAME)	
103 Stoneway Close	4044 North Lincoln #324	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Chicago, IL 60618	
(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, **James B. Platt and wife, Lisa S. Platt,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles W. Haynie, a single man,** 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 described according to a survey of Campbell Surveying Company, No. 665, dated December 20, 1990, as follows:

Land in Davidson county, Tennessee, being Lot No. 88, Unit 5714-A, on the Plan of Stoneway Close, of record in Book 7900 page 199, said Registers Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James B. Platt and wife, Lisa S. Platt by Warranty deed from Sonja M. Denson, an unmarried woman of record in Instrument No. 20080715-0072363 Register's Office for Davidson County, Tennessee, dated July 14, 2008 and recorded on July 15, 2008.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 3300, Page 28, amended in Plat Book 7900,Page 199, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7746, Page 265, amended in Book 8218, Page 539, Book 8306, Page 577 and Book 9177, Page 313, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3312, Page 104, in the Register's Office for Davidson County, Tennessee. Charter of record in Book 7886, Page 569, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 103 Stoneway Close, Nashville, TN 37209
(House Number) (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 we do covenant with the said GRANTEES that we 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 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/our hand(s) this 10 +/- DAY OF DECEMBER, 2020.

James B Platt by [signature] Atty in fact

James B. Platt by Yvette Meldrum my Attorney-in-Fact

Lisa S Platt by [signature] Atty-in-fact

Lisa S. Platt by Yvette Meldrum my Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for James B. Platt and wife, Lisa S. Platt, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said James B. Platt and wife, Lisa S. Platt, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 10 +/- day of December, 2020.

[signature]
Notary Public

My Commission Expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County (SEAL)

True Copy Certification

I, Yvette Meldrum, 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]
Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

[signature]
Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021