Name and Address of New Owner:
John David Lawhorn
5844 Cloverland Drive
Brentwood, TN 37027

Send Tax Bills To:
New owner

This Instrument Prepared By:
Greater Nashville Title, LLC (2)
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 171-00-0-093.00

Karen Johnson Davidson County
Batch# 535813 DEEDWARR
12/16/2020 11:44:09 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50
20201216-0148583

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, **Eric Hartfelder and Ashley Hartfelder, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John David Lawhorn, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land located in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Dorris E. Boner, Surveyor, August 24, 1961, and being more particularly described as follows: Beginning on the Northerly margin of Hardscuffle Road at the Southeast corner of Jesse M. Williams property; thence with said Williams Eastern boundary line, North 2 degrees East 373.9 feet to an iron pin in the line of the property conveyed to Fred Rich and wife, by deed from Dorothy F. Norton of record in Book 3280, page 373, Register's Office for Davidson County, Tennessee, as follows: South 47 degrees 30 minutes East 200 feet to an iron pin; South 27 degrees West 149.5 to an iron pin and South 12 degrees West 176 feet to the Northerly margin of Hardscuffle Road; thence with same around a slight curve, Northwesterly 138 feet, more or less, to the beginning. Prior deed references subject property to contain 1.51 acres, but said reference is for informational purposes only..

Being the same property conveyed to Jana K. Shirey-Rice and Jarrett T. Rice, wife and husband, by Warranty Deed from Thomas A. Chapman and wife, Kristina L. Chapman, husband and wife, of record in Instrument No. 20130904-0093172 Register's Office for Davidson County, Tennessee, dated August 23, 2013 and recorded on September 04, 2013. (Value of consideration shown in aforementioned deed $300,000.00.)

Being the same property conveyed to Eric Hartfelder and Ashley Hartfelder, husband and wife, by Warranty Deed from Jana K. Shirey-Rice and Jarrett T. Rice, wife and husband, of record in Instrument No. 20190702-0064504 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 02, 2019. (Value of consideration shown in aforementioned deed $395,000.00.)

Being also known as 5844 Cloverland Dr. Brentwood, Tennessee 37027.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 10th day of December, 2020.

_____(SEAL)
Eric Hartfelder

_____(SEAL)
Ashley Hartfelder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric Hartfelder and Ashley Hartfelder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of December, 2020.

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 7-5-2021

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 $455,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
10th day of December, 2020.

_____
Notary Public
My commission expires: 7-5-2021

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. 2020-1192