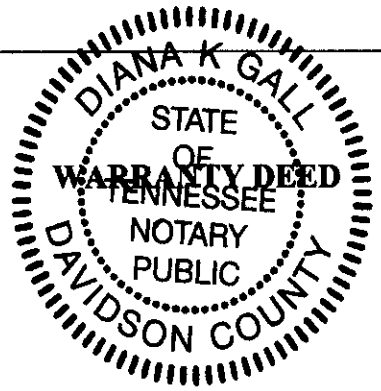


WARRANTY DEED

STATE OF TENNESSEE 2020-562
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

(Affiant)

Sworn to and subscribed before me this 23 day of December, 2020.

Notary Public

My commission expires: 9-6-2

Karen Johnson Davidson County
Batch# 542739 DEEDWARR
12/28/2020 11:12:05 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00

20201228-0153505

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
(NAME) Jared Kneale & Jenna Kneale	(NAME) NEW OWNER	142-11-0B-010.00-CO
(ADDRESS) 712 Magnolia Trail Nashville, TN 37221	(ADDRESS)	
(City) (State) (Zip)	(City) (State) (Zip)	

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, **William Floyd Hayslett, Jr. and Musenge L. Hayslett, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jared Kneale and Jenna Kneale, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 10 on the map entitled the Plan of Magnolia Place, a Planned Unit Development, as of record in instrument Book 7900, Page 729, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being all the same property conveyed to William F. Hayslett and Musenge L. Hayslett, husband and wife, by deed from Akram F. Barzani and wife, Shler Barzani dated August 25, 2016 and of record in Instrument No. 20160831-0091482, said Register's Office. Subsequently, William F. Hayslett AKA William F. Hayslett, Jr. and Musenge L. Hayslett, husband and wife, having conveyed their interest to William F. Hayslett, Jr. wife, and Musenge L. Hayslett, by deed dated December 26, 2019 and of record in Inst. No. 20200102-000186, said Register's Office.

This is improved property known as: 712 Magnolia Trail, Nashville, TN 37221

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes for the year 2021 and subsequent years a lien not yet due and payable, (7) Boundary Plat of record in Book 7900, page 179, said Register's Office, which shows an owner's certificate, certain notes easements and setback lines, (8) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions, and Restrictions and By-Laws contained in instrument of record in Book 9367, Page 807 in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons, (9) Charter of Magnolia Place Homeowners' Association Inc. of record in Book 9391, Page 887, said Register's Office, and (10) Sanitary Sewer Easements granted the HVUD of record in Book 7803, Page 640 and Book 7788, page 977, said Register's Office.

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 23rd day of December, 2020.

_____(SEAL)
William Floyd Hayslett, Jr.

_____(SEAL)
Musenge L. Hayslett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally, appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **William Floyd Hayslett, Jr. and Musenge L. Hayslett**, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. This document was executed in compliance with Executive Order Nos. 37, 51 and 52, 61, and 64 by the Tennessee Governor Bill Lee, dated October 28, 2020, which extends until December 29, 2020.

Witness my hand, at office, this 23rd day of December, 2020.

_____
Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022