Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
20-3001TN

Karen Johnson Davidson County
Batch# 552060 DEEDWARR
01/11/2021 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210111-0004895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of December, 2020.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public
Commission Expiration: 4-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Matthew Childress and Jaime Childress 117 Fields Drive Old Hickory, TN 37138	**SAME AS NEW OWNER**	054-13-0-085.00

WARRANTY DEED

FOR AND IN 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, **Joe Hazelbaker and Faye Hazelbaker, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Childress and Jaime Childress, husband and wife,** 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:

Property known as: 117 Fields Drive, Old Hickory, TN 37138, County of Davidson

Being Lot No. 16 on the Plan of Jackson Acres Subdivision, as of record in Plat Book 3500, Page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 facing east fronts the west side of Fields Drive 95.5 feet and extends back between parallel lines 244.7 feet on the northerly margin and 242.3 feet on the southerly margin, to a line in the rear, measuring 93.25 feet.

Being the same property previously conveyed to Elmer Eugene Helton and wife, Betty Ann Helton, by Warranty Deed from Aaron C. Watts and wife, Linda J. Watts, dated 05/30/1972 and recorded 05/31/1972 in Book 4605, Page 736, said Register's Office. The said Betty Ann Helton is deceased as of 05/07/2011, leaving Eugene Elmer Helton as the sole owner of the subject property.

Being the same property previously conveyed to The Elmer E. Helton Revocable Trust dated Dec. 26, 2012, Elmer E. Helton, Trustee or his successors in trust and any amendments thereto, by Quitclaim Deed from Elmer E. Helton, dated 12/26/2012 and recorded 01/03/2013 in Instrument No. 20130103-0000681, said Register's Office.

Being the same property conveyed to Joe Hazelbaker and wife, Faye Hazelbaker, by Quitclaim Deed from Donald H. Helton, Successor Trustee of The Elmer E. Helton Revocable Trust dated December 26, 2012, dated 07/28/2017 and recorded 08/01/2017 in Instrument No. 20170801-0078273, Register's Office for Davidson County, Tennessee. Certification of Trust of record in Instrument No. 20130103-0000680, said Register's Office.

Tax Map and Parcel ID: 054-13-0-085.00

"Grantor hereby conveys the herein described real property to Grantee at the direction of Sabre 1031 Services, LLC ("Qualified Intermediary"), the exchange agent for purposes of effecting an Internal Revenue Code Section 1031 like-kind exchange pursuant to that certain Exchange Agreement dated December 29, 2020, by and between Grantor and the Qualified Intermediary."

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 117 Fields Drive, Old Hickory, TN 37138

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 unemcumbered, 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 hand this 31st day of December, 2020.

J.C. Hazelbaker
Joe Hazelbaker

Faye Hazelbaker
Faye Hazelbaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 2020, before me personally appeared **Joe Hazelbaker and Faye Hazelbaker,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 31st day of December, 2020.

Notary Public
Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

LTE File No.: 20-3001TN

True Copy Certification

I, **Fancy Behme**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Fancy Behme

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones,** a notary public for this county and state, **Fancy Behme,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Jones
My Commission Expires:

