Name and Address of New Owner:
Thomas Bradley and Emily Romkey
5312 Highland Place Way
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 707151 DEEDWARR
08/30/2021 02:53:13 PM 2 pgs
Fees: $13.00 Taxes: $2,194.10
20210830-0116794

Send Tax Bills To:
~~New Owner~~ F&M Bank
50 Franklin Street Clarksville, TN 37040
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 085040A25400CO

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, **Lauren K. Vagt, single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas Bradley and Emily Romkey, huband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 254 on the Final Plat of The Reserve at Stone Hall, formerly Eversong at Ravenwood, Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lauren K. Vagt, single woman by Warranty Deed from Bethany Rhoten and Kevin Rhoten, wife and husband, dated October 5, 2020, or record in Instrument No. 20201030-0126530, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 5312 Highland Place Way, Hermitage, TN 37076

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 27th day of August, 2021.

Lauren K. Vagt (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2021, before me personally appeared Lauren K. Vagt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of August, 2021.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

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 $593,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~Lauren K. Vagt~~ Leigh Hicks, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of August, 2021.

Notary Signature
My commission expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022