Karen Johnson Davidson County
Batch# 783657 DEEDWARR
01/04/2022 10:28:46 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20220104-0001079

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Keegan Haines and Thoburn Fauver	Gardner Financial Services, Ltd	104-09-0H-006.00 CO
3626 West End Ave., #106	3503 Paesanos Parkway	
Nashville, TN 37205	San Antonio, TX 78231	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRITTNEY TESTERMAN GRIFFITH, MARRIED, F/K/A BRITTNEY N. TESTERMAN** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **KEEGAN HAINES, AN UNMARRIED MAN, AND THOBURN FAUVER, AN UNMARRIED WOMAN** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No F-106, together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime established by Master Deed of record in Book 7380, page 470, as amended in Book 8708, page 501, Book 11545, page 870, and as Instrument Nos. 20000331-0032315, 20000403-0032872, and 20010614-0062797, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to BRITTNEY N. TESTERMAN, by deed from BRUCE E. MANSFIELD AND SPOUSE, VICTORY MANSFIELD, of record as Instrument No. 20080516-0050663, dated May 15, 2008, said Register's Office.

This is improved property known as: 3626 West End Avenue, #106, Nashville, TN 37205.

Subject property is investment property and is not the primary residence of the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her heirs and assigns, successors 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. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0 BMR 21 3626 106

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this ____day of December, 2021.

BRITTNEY TESTERMAN GRIFFITH
F/K/A BRITTNEY N. TESTERMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared BRITTNEY TESTERMAN GRIFFITH, F/K/A BRITTNEY N. TESTERMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 29th day of December, 2021.

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$325,000.00.**

Affiant

Sworn to and subscribed before me this 29th day of December, 2021.

Notary Public

My Commission Expires: 1/3/23

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY