WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/04 09:13 5pgs
Fees:28.00 Taxes:2220.00

20040616-0070953

DON K. HEAD JR.
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
My Commission Expires 4/3/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.

Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Kaul	John Kaul	
(NAME)	(NAME)	See exhibit B
(ADDRESS)	(ADDRESS)	
,	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041112

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Larry O. Hanson and wife, Susan Hanson**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Kaul**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

See Attached Exhibit A for a complete legal description

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated..

unimproved ☒

This is improved ☐ property, known as , ,

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 9th day of June, 2004.

Larry O. Hanson

Susan Hanson

Susan Hanson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Larry O. Hanson and wife, Susan Hanson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Larry O. Hanson and wife, Susan Hanson executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 9th day of June, 2004

Commission expires:

Notary Public

DON K. HEAD JR.
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires 4/3/06

File No.: 20040091

EXHIBIT A

Tract One & Two: - 3725 Village Trail and 3800 Ridgeside Drive
Land in Davidson County, Tennessee, being Lots 214 and 215 on the Plan of Section 5, Village by the Creek, of record in Plat Book 6250, Page 221, Register's Office of said County.

Said Lot No. 214 fronts 78.01 feet on the northerly margin of Village Trail and extends back 167.66 feet on the easterly line and 93.75 feet on the westerly line to a broken line on the rear, measuring 108.75 feet thereon.

Said Lot No. 215, which is a corner lot, fronts 70.00 feet on the easterly margin of Ridgeside Drive and fronts a total distance of 85.88 feet on the northerly margin of Village Trail, said frontages being joined by a curve having a length of 92.27 feet, and extends back 105.00 feet on the northerly line and 93.75 feet on the easterly line, to a point of intersection.

BEING the same property conveyed to Susan T. Hanson and husband Larry O. Hanson by deed dated 6/30/92 from Security Federal Savings and Loan Association of Nashville of record in Book 8666, Page 17, Register's Office for Davidson County, Tennessee.

Tract Three: - Lot 54-B - 3528 Brookway Drive
BEING Lot 54-B, Zone Lot Division of Lots 45, 46, 50, 51, 53, 54, 58 & 59 Willow Creek Subdivision, Section III, of record in Book 6200, Page 649, Register's Office for Davidson County, Tennessee.

Tract Four: - Lot 53-A – 3533 Brookway Drive
BEING Lot No. 53-A, Zone Lot Division of Lots 45, 46, 51, 53, 54, 58 & 59 Willow Creek Subdivision, Section III, of record in Book 6200, Page 649, Register's Office for Davidson County, Tennessee.

Tract Five – Lot 53-B- 3535 Brookway Drive
BEING Lot No. 53-B, Zone Lot Division of Lots 45, 46, 51, 53, 54 58 & 59 Willow Creek Subdivision, Section III, of record in Book 6200, Page 649, Register's Office for Davidson County, Tennessee.

Tract Six – Lot 137-A- 2210 A 24th Avenue North
BEING Lot No. 137-A, Zone Lot Division of Lot No. 137, Buena Vista Heights, of record in Book 6200, Page 738, Register's Office for Davidson County, Tennessee.

Tract Seven – Lot 137-B – 2210 B 24th Avenue North
BEING Lot No. 137-B, Zone Lot Division of Lot No. 137, Buena Vista Heights, of record in Book 6200, Page 738, Register's Office for Davidson County, Tennessee.

Tract Eight – 1713 Westchester Drive
BEING Lot No. 83, Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office for Davidson County, Tennessee.

Tract Nine – 1717 Westchester Drive
BEING Lot No. 84, Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office for Davidson County, Tennessee.

Tract Ten – 1721 Westchester Drive
BEING Lot No. 85, Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office for Davidson County, Tennessee.

Tract Eleven – 530 A Yokley Road
BEING Lot 2-A, Zone Lot Division of Lot No. 2, Hardin Yokley Property of record in Book 6200, Page 754, Register's Office for Davidson County, Tennessee.

File No.: 20040091

Tract Twelve: 530 B Yokley Road
BEING Lot 2-B, Zone Lot Division of Lot No. 2, Hardin Yokley Property of record in Book 6200, Page 754, Register's Office for Davidson County, Tennessee.

Tract Thirteen – 3421 & 3423 Meadow Court
BEING Lot No. 67, Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office for Davidson County, Tennessee.

Tract Fourteen – 1745 24th Avenue N
BEING Lot No. 32-A on the Zone Lot Division, part of Lots 32, 33 & 34 of Cobb's Subdivision of Lot 6 of the Hardin Bosley Tract of record in Book 6200, Page 481, Register's Office for Davidson County, Tennessee.

Tract Fifteen – 1747 24th Avenue N
BEING Lot No. 32-B on the Zone Lot Division, part of Lots 32, 33 & 34 of Cobb's Subdivision of Lot 6 of the Hardin Bosley Tract of record in Book 6200, Page 481, Register's Office for Davidson County, Tennessee.

Tract Sixteen – 1625 A 14th Avenue North
BEING Lot No. 277-A, Zone Lot Division, part of Lot 277 and part of Lot 278, Plan of Addition to the Town of McGavock of record in Book 6200, Page 753, Register's Office for Davidson County, Tennessee.

Tract Seventeen – 1625 B 14th Avenue North
BEING Lot No. 277-B, Zone Lot Division, part of Lot 277 and part of Lot 278, Plan of Addition to the Town of McGavock of record in Book 6200, Page 753, Register's Office for Davidson County, Tennessee.

Tract Eighteen: - 1727 Siefried Street
BEING Lot No. 52-A on the Zone Lot Division of Lot No. 52, Shields Second Addition, of record in Book 6200, Page 740, Register's Office for Davidson County, Tennessee.

Tract Nineteen: - 1729 Siefried Street
BEING Lot No. 52-B on the Zone Lot Division of Lot No. 52, Shields Second Addition of record in Book 6200, Page 740, Register's Office for Davidson County, Tennessee.

Tract Twenty: - 1712 & 1714 Westchester Drive
BEING Lot No. 78, Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office for Davidson County, Tennessee.

BEING part of the property conveyed to Larry O. Hanson and wife, Susan T. Hanson by deed from Regency Savings Bank, FSB of record in Book 11553, Page 73, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Map and Parcel No. 50-07.12
Map and Parcel No. 50-07.13
Map and Parcel No. 50-2-86
Map and Parcel No. 50-2-67
Map and Parcel No. 50-2-85
Map and Parcel No. 81-2-60
Map and Parcel No. 81-2-204
Map and Parcel No. 50-3-18
Map and Parcel No. 50-03-19.00
Map and Parcel No. 50-3-20.00
Map and Parcel No. 71-1-36
Map and Parcel No. 71-1-171
Map and Parcel No. 50-2-75
Map and Parcel No. 81-10.91
Map and Parcel No. 81-10-0386
Map and Parcel No. 81-11-386
Map and Parcel No. 81-11-607
Map and Parcel No. 81-6-429
Map and Parcel No. 81-6-482
Map and Parcel No. 53-03-11.00