File No. 270601161

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ELAINE MATLOCK
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 President Pl., Ste 203
Smyrna, TN 37167 VT07600200

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vintage Real Estate, LLC	NEW OWNER	07216012300
(NAME)	(NAME)	
604 Huntington Court		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Camillus Hassett, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vintage Real Estate, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1, on the Map of Part II, Porter Heights, as shown by plat of record in Plat Book 1424, Page 79, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Camillus Hassett, unmarried by deed from Erby Clark Sanders and wife of record in Deed Book 3943, page 555, Register's Office for said County.

Subject to all matters as set forth per Plat Book 1424, Page 89, Register's Office of said County.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1528 Harwood Drive, Nashville, TN 37206
(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(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hands this 24th day of July, 2007.

Davidson County DEEDWARR
Recvd: 07/25/07 12:41 2 pgs
Fees:13.00 Taxes:333.00
20070725-0088228

Camillus Hassett by Linda K Lassen Attorney in Fact
Camillus Hassett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Linda Klassen, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. 20070411-0043350, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of Camillus Hassett (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 24th day of July, 2007.

Witness my hand at office this 24th day of July, 2007.

Commission expires: [redacted] 07/05/11

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

File Number: 270601161

RETURN TO:

Castleman Title

216 Centerview Drive, Suite 139

Brentwood, TN 37027