03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $47,500.00

Rachelle Caudell
Affiant

Subscribed and sworn to before me, this 7th day of May, 2010.

Diane K. Mann
Notary Public
My commission expires: 02/11/13

03-1004-36483

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas Haehn 772 Newberry Road Nashville, TN 37205	NEW OWNER	082-08-0 005.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark Charles Velligan and/or Mary Margaret Velligan Trustees of The Velligan Family Trust, UAD March 21, 2005, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas Haehn, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No 54, on the Plan of Miller's Addition to Edgefield, now East Nashville, of record in Book 57, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark C. Velligan by deed from Deerpark Circle, LLC, dated December 15, 2004, recorded December 20, 2004, in Instrument No. 20041220-0150739, Register's Office for Davidson County, Tennessee. Being further conveyed to Mark Charles Velligan and/or Mary Margaret Velligan, Trustees of the Velligan Family Trust, by Quitclaim deed from Mark C. Velligan, dated July 8, 2005, recorded July 26, 2005 in Instrument No. 20050726-0086996, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 812 N. Sixth St., Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100028095 DEEDWARR
Recvd: 05/11/10 08:19 3 pgs
Fees:18.00 Taxes:175.75
20100511-0035935

WITNESS my hand this 6th day of May, 2010.

X Mark Charles Velligan Trustee
Mark Charles Velligan, Trustee

X Mary Margaret Velligan Trustee
Mary Margaret Velligan, Trustee

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Charles Velligan, Trustee and/or Mary Margaret Velligan, Trustee, UAD March 21, 2005, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in _____, CA, this _____ day of May, 2010.

See Attached
Notary Public

My Commission expires

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On May 6th 2010 (Date) before me, Sean Langevin, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Mark Charles Vellegan, Mary Margaret Vellegan (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SEAN LANGEVIN
Commission # 1792262
Notary Public - California
Orange County
My Comm. Expires Feb 28, 2012

Signature: Sean Langevin
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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