(2)

# WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

VICKI BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2010.

Notary Public

MY COMMISSION EXPIRES: 2/10/14
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Chris Mehr | Chris Mehr | |
| (NAME) | (NAME) | 06015006900 |
| ~~146 Gatone Dr~~ (ADDRESS) | 146 Gatone (ADDRESS) | |
| Hendersonville, TN 37075 | Hendersonville, TN 37075 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20100351 |

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, **I, Valleen Hare**, unmarried hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Chris **Mehr**, unmarried 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**

unimproved ☐

This is improved ☒ property, known as 2537 Dickerson Pike, Nashville, TN 37207
(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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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 my hand this 7th day of June, 2010.

Valleen Hare

BILL GARRETT, Davidson County
Trans:T20100035088 DEEDWARR
Recvd: 06/09/10 11:45 2 pgs
Fees:13.00 Taxes:497.28
20100609-0044765

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal this 7th day of June, 2010.

Commission expires: 2/10/14

VICKI BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

**EXHIBIT A**

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lots Nos. 257 and 258 on the Final Plan of Joywood Heights, Section II, as of record in Book 1130, page 92 and 93, Register's Office for said County, described together as follows:

BEGINNING at a point in the southerly margin of Dellway Drive at the corner of Lots Nos. 256 and 258; thence southwardly with the line between Lots 256 and 258, a distance of 151 feet to the rear corner of Lots 256 and 257; thence North 72° 15' West along the Southerly line of Lot No. 257, 141 feet to a point in the Easterly margin of Dickerson Pike; thence Northwardly along said margin of said Pike, 109.3 feet to a point, the beginning of a curve to the right; thence Northeastwardly around said curve, a distance of 30.9 feet to a point in the Southerly margin of Dellway Drive; thence Eastwardly with said margin of said Drive, 113.9 feet to the point of beinning.

BEING all of the same property conveyed to Valleen Hare by quitclaim Deed from Harold Norman dated November 1, 1998 and filed of record in Book 20001031-0108108, Register's Office for Davidson County, Tennessee.