File No. 210090556

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100063584 DEEDWARR
Recvd: 10/07/10 09:54 2 pgs
Fees:13.00 Taxes:525.40
20101007-0080314

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Haitas	New Owner Matthew Haitas	11810011400
(NAME) 3405 Pleasant Valley Rd.	(NAME) 191 Moultre Park	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville TN 37205	
(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, Jonathan Reneau, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Matthew Haitas, unmarried, hereinafter called the grantee(s), HIS heirs 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. 53 on the plan of Part of the O.F. Noel Estate, Pleasant Valley of record in Plat Book 1424, Page 63, Register's Office for 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 JONATHAN RENEAU, UNMARRIED by Deed from ROBERT D. WILSON AND WIFE, EDITH S. WILSON, dated 07/20/2005 and filed for record on 07/27/2005 in Instrument No. 20050727-0087634, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 1424, Page 63, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3921, Page 567, said Register's Office.

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 11810011400

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 3405 Pleasant Valley Rd., Nashville, TN 37204
(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), HIS 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), HIS 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 30th day of September, 2010.

Jonathan Reneau

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jonathan Reneau, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/30/2010.

Witness my hand at office this 30th day of September, 2010.

Commission expires: 9/23/13

Notary Public

File Number: 210090556

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

