WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

File No.: ALW-12-1309

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Wayne Henton	NEW OWNER	83-13-155.00
(NAME)	(NAME)	
1309 Boscobel Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, GARY HABER, TRUSTEE OF THE LITTLE FALKLAND TRUST DATED AUGUST 6, 2009, herein after called the Grantor, have bargained and sold, and by these presents do transfer and conveyed unto, BRADLEY WAYNE HENTON, hereinafter called the Grantee, his heirs and assigns, that 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. 153, on the Plan of East Edgefield, as shown on plat of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee. Said Lot No. 153 fronts 50.0 feet on the Northerly side of Boscobel Street and runs back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to Roseanne Cash, Trustee of the Roseanne Cash Trust UTA date 7/14/93 by Warranty Deed dated July 19, 2005, from Anthony A. Gast and wife, Beth M. Gast, of record in Instrument Number 20050722-0085779, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Rosanne Cash, individually by Quitclaim Deed dated August 28, 2009, from Rosanne Cash, Trustee of the Rosanne Cash Trust UTA dated July 14, 1993, of record in Instrument Number 20090916-0086454, in the Register's Office of Davidson County, Tennessee. Futher being the same property conveyed to Gary Haber, Trustee of the Little Falkland Trust dated August 6, 2009 by Quitclaim Deed dated August 28, 2009, from Rosanne Cash, of record in Instrument Number 20090916-0086456, in the Register's Office of Davidson County, Tennessee.

Reference is hereby made to the Trust Agreement recorded in Instrument Number Instrument No. 20090916-0086455, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1309 Boscobel Street, Nashville, TN 37206
(House Number) (Street) (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 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 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 hand this 8 day of February, 2012.

BILL GARRETT, Davidson County
Trans:T20120011074 DEEDWARR
Recvd: 02/14/12 13:03 3 pgs
Fees:18.00 Taxes:647.50
20120214-0012945

Little Falkland Trust

BY: _____, TRUSTEE
Gary Haber, Trustee

STATE of California)
COUNTY of _____)

On February ____, 2012, before me, _____, Notary Public, personally appeared Gary Haber, Trustee of the Little Falkland Trust, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Signature

See Attached California All Purpose Acknowledgment Certificate

_____
Notary Public
My commission expires:

This area for official notarial seal

Notary Name:
Notary Registration Number:

Notary Phone:
County of Principal Place of Business:

CAPACITY CLAIMED BY SIGNER:
- ☐ Individuals (s)
- ☐ Corporate Officer: _____(title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On 2/8/12 (Date) before me, J. E. Rodriguez, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Gary Haber (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.

Signature _____ (Signature of Notary Public)

J. E. RODRIGUEZ
Commission # 1855197
Notary Public - California
Los Angeles County
My Comm. Expires Jun 22, 2013

Place Notary Seal 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: N/A Number of Pages: 2

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Gary Haber

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☑ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: Little Falkland Trust

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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