BILL GARRETT, Davidson County
Trans:T20120065031 DEEDWARR
Recvd: 08/30/12 09:35 3 pgs
Fees:18.00 Taxes:702.63
20120830-0078353

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|---|---|
| BOK 44<br><br>**THIS INSTRUMENT PREPARED BY:**<br>GEORGE V. CRAWFORD, JR.<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 Third Avenue South<br>Suite 1700<br>Nashville, Tennessee 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $189,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of August, 2012.<br><br>Notary Public<br><br>My Commission Expires: GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.<br>My Commission Expires MAR. 3, 2015 |

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Matthew B. Haskell<br>2441 Brittany Drive<br>Nashville, TN 37206 | Send Tax Bills To:<br>Pinnacle National Bank<br>150 3rd Avenue South<br>Nashville, TN 37201 | Map-Parcel Number:<br><br>083-12-0-043.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT MCDOUGAL AND NICOLE MCDOUGAL**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MATTHEW B. HASKELL**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Eastland Acres, Section II, as of record in Book 2331, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert McDougal and wife, Nicole McDougal by deed dated May 11, 2001, from Frank E. Hailey, of record at Instrument No. 20010524-0054413, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2331, page 7, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville & Davidson County, of record in Book 4007, page 74, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2441 Brittany Drive, Nashville, TN 37206**.

**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 and assigns, forever; and we covenant with the said Grantees 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 29th day of August, 2012.

Robert McDougal

Nicole McDougal

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT MCDOUGAL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 29th day of August, 2012.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NICOLE MCDOUGAL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 29th day of August, 2012.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015