BILL GARRETT, Davidson County
Trans:T20120088671 DEEDWARR
Recvd: 11/20/12 10:02 2 pgs
Fees:13.00 Taxes:281.20
20121120-0106905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 76,000.00

Affiant

Subscribed and sworn to before me, this 15th day of November, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SEAN D CABKNOR	**PRIMELENDING, A PLAINSCAPITAL COMPANY**	**05015012000**
3231 VALLVIEW DRIVE	**18111 PRESTON ROAD, SUITE 900**	
NASHVILLE, TN 37207	**DALLAS, TX 75151**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

THE ROBERT W HAUN AND/OR MARY C HAUN REVOCABLE LIVING TRUST THROUGH ROBERT W HAUN AND MARY C HAUN, TRUSTEES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SEAN D. CABKNOR, WANDA CABKNOR AND EUGENE CABKNOR

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 518 on the Plan of Parkwood Estates, Section 3, as shown on plat of record in Plat Book 3300, Page 31, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 518 fronts 75 feet on the northwesterly margin of Vailview Drive and runs back between lines, the northeasterly line being 151.2 feet and the southwesterly line being 154.45 feet to a broken line in the rear measuring 75.4 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO THE ROBERT W HAUN AND/OR MARY C HAUN REVOCABLE LIVING TRUST, THROUGH ROBERT W HAUN AND MARY C HAUN, TRUSTEES BY QUITCLAIM DEED FROM ROBERT W HAUN AND MARY C HAUN DATED 12/14/02 AND RECORDED ON 12/23/02 IN INSTRUMENT NO. 20021223-0158086, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ROBERT W. HAUN HAVING SINCE DIED ON JUNE 20,2011.
ROBERT W. HAUN AND ROBERT WAYNE HAUN ARE ONE AND THE SAME PERSON

mcH

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 3300, Page 31, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (__X__) unimproved (____) property known as 3231 VALLVIEW DRIVE, 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 and assigns forever; and we do 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 in 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 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.

Witness my/our hand(s) this 15th day of November, 2012.

Mary C. Haun

MARY C. HAUN
TRUSTEE OF THE ROBERT W. HAUN AND/OR
MARY C. HAUN REVOCABLE LIVING TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MARY C. HAUN, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2012.

Jana Drury

Notary Public

MY COMMISSION EXPIRES

My Commission Expires MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY