File Box 8

BILL GARRETT, Davidson County
Trans:T20140000992 DEEDWARR
Recvd: 01/06/14 14:02 2 pgs
Fees:13.00 Taxes:296.00
20140106-0001266

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53150
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas Haehn 3631 Brush Hill Road Nashville, TN 37216	SAME

TAX MAP-PARCEL NUMBERS: 0410000050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$80,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carl T. Hallbeck and Judith Hallbeck**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Haehn** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, described according to a survey by Southern Land and Associates, Inc., dated May 29, 1980, as follows:

BEGINNING at a point in the northerly margin of Old Hickory Boulevard and going North 21° 15' East through a monument (the southeast corner of Lot 141, Delemere Subdivision, Section 6), and to monument being the northeast corner of said Lot 141, 166 feet; thence with rear of Lots 139 and 138 of said Delemere Subdivision, South 86° 18' East approximately 160 feet; to the northwest corner of the N.C. Trombla Property; thence with the westerly line of Trombla's Property South 1° 30' West some 235 feet to the northerly margin of Old Hickory Boulevard; thence with the northerly margin of the Boulevard to the point of beginning (approximately 237 feet), containing an area of an acre, more or less.

Included in the hereinabove description but expressly excluded from this conveyance is property described in Book 5914, Page 485, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl T. Hallbeck and wife, Judith Hallbeck by deed from James R. Trotter and wife, Brenda June Trotter, dated November 28, 2006, recorded December 13, 2006 in Instrument No. 20061213-0153739, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1330 Old Hickory Boulevard, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of December, 2013.

Carl T. Hallbeck

Judith Hallbeck

State of MINNESOTA
County of Mille Lacs

On this 23rd day of December, 2013, before me the undersigned authority, personally appeared Carl T. Hallbeck Judith Hallbeck , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 1-31-2015

Notary

ARTHUR R. SKAROHLID
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2015

State of MINNESOTA
County of Mille Lacs

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Sworn and subscribed before me this the 3rd day of January, 2014

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017