BOX 10-B

BILL GARRETT, Davidson County
Trans:T20140002242 DEEDWARR
Recvd: 01/10/14 11:36 2 pgs
Fees:13.00 Taxes:240.50
20140110-0002809

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS HAEHN	**SAME**	**082-04-0-158.00**
(NAME) **3631 BRUSH HILL ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MERNELLA SHEFFIELD, BEING THE SOLE HEIR AT LAW OF LAURA L. GRACEY WRIGHT A/K/A LAURA GRACY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **THOMAS HAEHN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, 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 47, as shown on the map entitled Thornby Place, of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 47 fronts 50 feet on the north side of Edgar Avenue and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Laura Gracy by deed from Petway London and Pearl London of record in Book 774, page 251, dated January 24, 1928, Register's Office for Davidson County, Tennessee. The said Laura Gracy a/k/a Laura L. Gracey Wright having since died intestate on or about August 25, 1992. The subject property passed to her daughter, Mernella Sheffield, as evidenced by Affidavit of Heirship as to the Heirs at Law of Laura L. Gracey Wright of record as Instrument No. 20140110-0002808, said Register's Office. Further reference being made to deed of record in Instrument No. 20111024-0082487, said Register's Office.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

unimproved ( )
This is improved(X) property, known as 819 W. GREENWOOD AVE., NASHVILLE, TN 37206
(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, 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 7 day of January, 2014.

MERNELLA SHEFFIELD

STATE OF NORTH CAROLINA
COUNTY OF ROCKINGHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mernella Sheffield**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of January, 2014.

My commission expires: 5-17-18

Notary Public

MELINDA B. JOHNSON
NOTARY PUBLIC
ROCKINGHAM COUNTY, N. C.
My Commission Expires 5-17-18