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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 31384-08-2013** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $289,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 7th day of February, 2014.<br><br>Notary Public<br><br>My Commission Expires: 10/8/2016 |

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| | | |
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| **Address New Owner:**<br>Jonathan D. Hall, Elizabeth P. Hall<br>409 Greenway Glen<br>Nashville, TN 37209 | **Send Tax Bills To:**<br>Franklin American Mortgage Company<br>501 Corporate Centre Dr., Ste 400<br>Franklin, TN 37067 | **Tax Information:**<br>Map and Parcel No.:<br>103070A01000 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hauco LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan D. Hall and Elizabeth P. Hall, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 409 Greenway Glen, Nashville, TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 7th day of February, 2014.

Hauco LLC

BY: _____

Karl Haury, Jr., Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karl Haury, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Hauco, LLC, the maker of a constituent of the maker and is authorized by the maker or by its constituent the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of February, 2014.

_____

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans: T20140010180 DEEDWARR
Recvd: 02/12/14 12:35 2 pgs
Fees: 13.00 Taxes: 1072.63

20140212-0012474

# EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Lot No. 10, on the Final Plat of Greenway Glen Subdivision, of record in Instrument 200901270007125, said Register's Office, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Knob Road Land LLC, a Tennessee limited liability company by Deed from Paul F. Soper, Trustee, dated 07/31/2007 and filed for record on 08/09/2007 in Instrument 200708090095590, Register's Office for Davidson County, Tennessee. And Being the same property conveyed to Hauco LLC, a Tennessee limited liability company by Deed from Knob Road Land LLC, a Tennessee limited liability company, dated 08/26/2013 and filed for record on 08/26/2013 in Instrument 201308260089957, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2014 property taxes and subsequent years; b) instruments of record in Instrument 200901270007125; Instrument 200901160004307; Instrument 200804210040552, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.