THIS CONVEYANCE WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND WITH INFORMATION PROVIDED BY THE PARTIES HEREIN. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE CONDITION OF TITLE.

BILL GARRETT, Davidson County
Trans:T20140042030 DEEDWARR
Recvd: 06/13/14 13:48 2 pgs
Fees:13.00 Taxes:573.50
20140613-0051889

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Integrity Title & Escrow, LLC
380 S. Lowe Ave.
Cookeville, TN 38501

SEND TAX BILLS TO:
Name Thomas Haehn
Address 3631 Brush Hill Road
City Nashville State TN Zip 37216

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

We, **Marion D. Nelms and wife, Ann Owen Nelms**, have this day bargained and sold, and do hereby transfer and convey unto **Thomas Haehn and Christina Dunham, as tenants in common,** their heirs and assigns, hereinafter referred to as "GRANTEES", the following described tract or parcel of land located in DAVIDSON COUNTY, TENNESSEE, as follows:

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of Cra-Mar Acres, Section 7, of record in Book 2331, Page 80, Register's Office, Davidson County, Tennessee.

Said Lot 242 fronts 100 feet on the North side of Marswen Drive, and extends back between lines 128.0 feet on the easterly side and 129.38 feet on the westerly line to a broken line in the rear, on which it measures 121.0 feet.

Said property is subject to restrictions of record in Book 3481, Page 80, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 2331, Page 80, Register's Office for Davidson County, Tennessee, shows a 60 foot setback line from Marswen Drive, and a 10 foot easement along the rear for public utilities.

This property is all or a portion of that listed on Tax Map & Parcel 06102001900

This property has not been survey for this conveyance. The legal description was taken from the previous and last conveyance.

THE PREVIOUS AND LAST conveyance being a Warranty Deed from Charles A. Rea and wife, Thelma K. Rea to Marion D. Nelms and wife, Ann Owen Nelms recorded in Deed Book 3066, page 83 Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of the lands herein conveyed in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this the 13th day of June 2014.

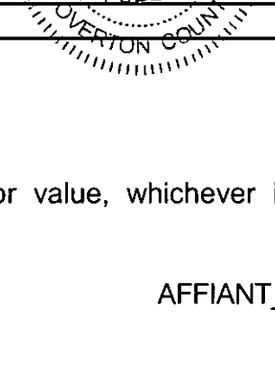
Marion D. Nelms

Ann Owen Nelms

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

PERSONALLY APPEARED before me, David L Moore Notary Public of this county, **Marion D. Nelms and wife, Ann Owen Nelms**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 13TH day of June, 2014.



NOTARY PUBLIC

My Commission Expires:
11/12/14

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

AFFIANT Marion D. Nelms

Subscribed and sworn to before me, this the 13TH day of June, 2014.

NOTARY PUBLIC REGISTER

My Commission Expires:
11/12/14