WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140070661 DEEDWARR
Recvd: 09/22/14 10:24 2 pgs
Fees:13.00 Taxes:5920.00
20140922-0086599

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Maureen M. Jones, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires May 29, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Gaustad	Paul Gaustad	102-16 60.00
(NAME)	(NAME)	
508 Huckleberry Road	508 Huckleberry Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, We, **Patric Hornqvist and wife, Malin Hornqvist**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Gaustad and wife, Danielle Gaustad**, 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:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Hillwood Estates, Section Nine - Part Two, of record in Book 2331, page 28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Geoffrey D. Hill and wife, Becky A. Hill, by Warranty Deed from D and M Development, LLC, dated September 2, 2011, of record in Instrument No. 20110907-0069113, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Patric Hornqvist and wife, Malin Hornqvist, by Warranty Deed from Geoffrey D. Hill and wife, Becky A. Hill, dated October 29, 2013, of record in Instrument No. 20131101-0113540, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2331, page 28; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 508 Huckleberry Road, Nashville, TN 37205
(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 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 is 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.

PH

Witness our hands this 15th day of September, 2014.

Patric Hornqvist

Malin Hornqvist

STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Patric Hornqvist and Malin Hornqvist, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Pittsburgh, PA, this 15th day of September, 2014.

Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Maureen M. Jones, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires May 29, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

PH