WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140075580 DEEDWARR
Recvd: 10/07/14 09:16 2 pgs
Fees:13.00 Taxes:481.00
20141007-0092704

TAHIRA J. PKSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 2014

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Haehn	Thomas Haehn	61-06-171.00
(NAME)	(NAME)	
3631 Brush Hill Road	3631 Brush Hill Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, Mia Y. Hillman (N/K/A Mia Y. Gott) and husband Troy Gott, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Haehn, unmarried, 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. 4 on the Plan of Tommy Lee Subdivision, as of record in Book 6200, page 564, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following: A 20-foot water service line easement across Lot. No. 4 on the Plan of Tommy Lee Subdivision of record on Plat Book 6200, Page 564, Register's Office for Davidson County, Tennessee, and is described as follows:

Beginning at a point in the westerly right-of-way margin of Graycroft Avenue; said point being common to Lots 3 and 4 on said Plan; thence, with said westerly margin, South 05 degrees 41 minutes 27 seconds West. 75.55 feet to a point; the beginning of a return curving to the right; thence, with said return 34.23 feet to a point in the northerly right-of-way margin of Maplewood Lane; said curve to the right has a delta of 78 degrees 27 minutes 33 seconds a radius of 25.00 feet, a tangent of 20.41 feet and a chord of South 44 degrees 55 minutes 28 seconds West, 31.62 feet; thence, leaving said northerly margin, North 05 degrees 41 minutes 27 seconds East, 100.04 feet to a point in the line common to Lots 3 and 4; thence, with said common line, South 84 degrees 18 minutes 22 seconds East, 20.00 feet to the point of beginning containing 1876 square feet, more or less.

Being the same property conveyed to Mia Y. Hillman, unmarried, by deed of record in Instrument Number 20041027-0129367 Register's Office for Davidson County, Tennessee. Mia Y. Hillman is now married to Troy Gott and is now known as Mia Y. Gott. The said Troy Gott hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to all matters as shown on Plan of Tommy Lee Subdivision of record in Book 6200, Page 564, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4301 Graycroft Avenue, Nashville, TN 37216

(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.

Witness my hand this 3rd day of October, 2014.

Mia Y. Hillman NKA Mia Y. Gott
Mia Y. Hillman (N/K/A Mia Y. Gott)

Troy Gott

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mia Y. Hillman (N/K/A Mia Y. Gott) and husband Troy Gott, 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 and official seal at Franklin, Tennessee this 3rd day of Oct. 2014.

Commission expires:

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public