Davidson County DEEDWARR
Recvd: 02/27/15 14:23 4 pgs
Fees:23.00 Taxes:342.25
20150227-0017243

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32234-02-2015** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $92,500.00. Affiant Subscribed and sworn to before me this 26th day of February, 2015. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 3, 2015

WARRANTY DEED

Address New Owner: Brittney Testerman 417 Greenway Glen Way Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 103 07 0 A 007 00CO

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 **Brittney Testerman, unmarried** ("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 unimproved property located at 421 Greenway Glen Way, 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 26th day of February, 2015.

Hauco LLC

BY:_____
Karl E. 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 E. 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 or 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 26th day of February, 2015.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Greenway Glen Subdivision, of record in Instrument No. 20090127-0007125, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Knob Road Land, LLC, a Tennessee limited liability company, by deed dated July 31, 2007 from Paul F. Soper, Trustee with full power to mortgage, sell, convey or otherwise alienate without the joinder of any beneficiary, of record in Instrument No. 20070809-0095590, Register's Office for Davidson County, Tennessee.

Further being conveyed to Hauco, LLC, a Tennessee limited liability company, by deed dated August 6, 2014, from Knob Road Land, LLC, a Tennessee limited liability company, of record in Instrument No. 20140806-0070946, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Declaration of Covenants, Conditions and Restrictions for Greenway Glen Subdivision of record in Instrument No. 20090116-0004307, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as Instrument No. 20090127-0007125, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument Nos. 20060913-0113090 and 20080421-0040552, Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070821-0100104, Register's Office for Davidson County, Tennessee.
7. Easement for the flow of Richland Creek across the subject premises

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

