BILL GARRETT, Davidson County
Trans:T20150036060 DEEDWARR
Recvd: 05/11/15 09:18 2 pgs
Fees:13.00 Taxes:370.00
20150511-0042677

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 9, 2015

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of ~~April~~ May 2015.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Ford	New Owner	091-06-0-009
(NAME)	(NAME)	
3924 Caylor Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **John R. Haffner**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Ford and Suzanne Ford, husband and wife**, 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 located in Davidson County, City of Tennessee, described as follows, to-wit:

Being Lot No. 14, Block 3, on the Plan of the Extension of Cherokee Park Subdivision, as shown by plat of record in Plat Book 161, Page 75, in the Register's Office, for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Louise C. Haffner and husband, John H. Haffner by Warranty Deed dated 12/18/1958 from N. L. Chester and wife, Annie May Chester of record in Book 2859, Page 535, Register's Office for Davidson County, Tennessee. The said John H. Haffner died on January 5, 1990 and title vested solely in Louise C. Haffner as the surviving tenant of the entirities. Louise C. Haffner died Testate on Many 19, 1997 and by Will of record in Will Book 220, page 571 (Davidson County Probate Court Clerk), title was devised to John R. Haffner, Joyce Davis and Doug Haffner, as tenants in common.

The said Joyce David and Doug Haffner are conveying their individual interests in the property by Quitclaim Deed being recorded contemporaneously herewith.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as 6013 Louisiana Avenue, Nashville, TN 37209
(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 our hands this 6th day of May, 2015.

John R. Haffner

State of Tennessee

County of Davidson

On this 6th day of May, 2015, before me, a Notary public in and for said County and State, personally appeared John R. Haffner, who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015