WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150041925 DEEDWARR
Recvd: 05/29/15 15:05 2 pgs
Fees: 13.00 Taxes: 1862.95
20150529-0049877

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $503,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th of May, 2015.

Notary Public

MY COMMISSION EXPIRES: March 10, 2019

(AFFIX SEAL)

GEORGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BOT 44

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett, III, 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
HAUCO, LLC A Tennesse Limited Liability Company	HAUCO, LLC A Tennesse Limited Liability Company	12908011200
(NAME) 200 31st Ave. North Ste 200 (ADDRESS)	(NAME) 3010 Poston Avenue, Suite 150 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, **Jenny Fay English Platt, Trustee of the English Family Trust Dated March 11, 2014**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAUCO, LLC A Tennesse Limited Liability Company**, 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 lying in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 20 of Block "E" on the Second Revised Plan of the Highlands of Belle Meade No. 2, as of record in Book 1130, pages 71 and 72, Register's Office for said County.

Said Lot No. 20 fronts 100 feet on the southerly side of Taggart Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Robert James English and wife, Sarah A. English by Warranty Deed dated 03/23/1972 from J. L. Harlan and wife, Lela M. Harlan of record in Book 4586, Page 238, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert James English, Trustee of The Robert James English Revocable Trust dated 08/25/2010 by Quit Claim Deed dated 08/25/2010 from Robert James English of record in Instrument 201008270067849, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Jenny Fay English Platt, Trustee of The English Family Trust dated March 11, 2014 by Quit Claim Deed dated 03/11/2014 from Robert J. English, Trustee of Robert James English Revocable Trust dated August 25, 2010 of record in Instrument 201403250024201, Register's Office for Davidson County, Tennessee.

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 111 Taggart Avenue, 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.

Witness our hands this 26th day of May, 2015.

Jenny Fay English Platt, Trustee of the English Family Trust Dated March 11, 2014

State of Tennessee

County of McNairy

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jenny Fay English Platt, Trustee of the English Family Trust u/a/d March 11, 2014, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he executed the within instrument in her/his capacity as Trustee for the aforesaid Trust for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 26th day of May, 2015

Rhonda Wheeler

Notary Public

My Commission Expires 02-12-19

RHONDA WHEELER NOTARY PUBLIC AT LARGE MCNAIRY