WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$85,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 23rd day of September, 2015.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

JENNIFER R. PUGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Haji Haji & Phillip Wright	SAME	032-09-0-076.00
532 Mill Station Drive		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Richard W. Hatfield**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Haji Haji and Phillip Wright**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lot No. 28 on the Plan of Quail Ridge, Section Two, of record in Book 6200, page 467, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Quail Ridge Drive, said point being a common front corner with Lot No. 27; thence running in a westerly direction along the margin of Quail Ridge Drive around a curve to the left with a radius of 530 feet, a distance of 70.0 feet to a point; thence continuing through said point and around a curve to the right with a radius of 25 feet, a distance of 39.27 feet to a point, said point being on the easterly margin of Indian Summer Drive; thence running along the easterly margin of Indian Summer Drive around a curve to the left with a radius of 620 feet, a distance of 138.72 feet to a point; thence leaving the margin of Indian Summer Drive running North 77° 38' 51" East, a distance of 140.08 feet to a point; thence running South 8° 2' 2" West a distance of 200.00 feet to a point on the northern margin of Quail Ridge Drive, said point being the point of beginning.

Being the same property conveyed to Richard W. Hatfield, by deed from Beneficial Mortgage Corp., on April 13, 2009, of record in Instrument Number 20090417-0035014, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6200, page 467, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6969, page 70, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4900 Indian Summer Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 23, 2015.

Richard W. Hatfield
Richard W. Hatfield

Davidson County DEEDWARR
Recvd: 09/23/15 14:04 2 pgs
Fees:13.00 Taxes:314.50
20150923-0096785

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard W. Hatfield** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 23, 2015

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY