BILL GARRETT, Davidson County
Trans:T20160018556 DEEDWARR
Recvd: 03/07/16 14:21 2 pgs
Fees:13.00 Taxes:702.63
20160307-0021717

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSHUA SAXE, ET AL	NEW OWNER	**059-08-0-177.00**
(NAME) **536 MILL STATION DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, CHRISTINA M. TEEPLE, UNMARRIED, FORMERLY KNOWN AS CHRISTINA M. DUNHAM, AND THOMAS HAEHN, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA SAXE AND EMILIJA CLARK,** 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 in Davidson County, Tennessee, being Lot No. 64 on the Plan of Phase I, Claymille Station, of record in Plat Book 6900, pages 322 and 323, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christina M. Dunham from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated February 27, 2013, of record in Instrument No. 20130227-0019741, said Register's Office. Being further conveyed to Christina M. Dunham and Thomas Haehn, as tenants in common, from Christina M. Dunham, by Quitclaim Deed dated January 27, 2014, of record in Instrument No. 20140127-0007292, said Register's Office.

See Limited Power of Attorney for Thomas Haehn of record in Instrument No. 20160307-0021716, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 6900, pages 322 and 323; Restrictions of record in Book 7301, page 271, Book 7514, page 41, and Book 7546, page 658; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS****

Unimproved ( )
This is improved(X) property, known as **536 MILL STATION DRIVE, NASHVILLE, TN 37207**
(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; 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 hand this 4th day of March, 2016.

CHRISTINA M. TEEPLE

Thomas Haehn by Christ Teeple, his Atty in fact

THOMAS HAEHN
By: Christina Teeple, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Christina M. Teeple**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of March, 2016.

My Commission Expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2016, before me personally appeared **Christina Teeple, Attorney-in-Fact for Thomas Haehn**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Thomas Haehn**, and who acknowledged that she executed the same as the free act and deed of **Thomas Haehn.**

Witness my hand and official seal at office this 4th day of March, 2016.

My commission expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public