FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **March 25, 2016.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160027475 DEEDWARR
Recvd: 04/05/16 11:00 2 pgs
Fees:13.00 Taxes:603.10
20160405-0032415

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0109

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Haehn	**Thomas Haehn**	**41-12-14**
(NAME) **1109 Bell Grimes Lane**	(NAME) **3631 Brush Hill Rd.**	
(ADDRESS) **Nashville,TN 37207**	(ADDRESS) **Nashville, TN 37216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dolly R. Clinard,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Haehn, an unmarried individual,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

LOT #10
Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Bellshire Estates, Section I (erroneously typed as 1 on prior deed), of record in Book 2133, Page 125, Register's Office for said County.

Lot No. 10 fronts 80 feet on the southerly margin of Bell Lane and runs back 264 feet on the westerly line and 257 feet on the easterly line to a dead line, measuring 180.3 feet thereon.

Being the same property conveyed to James A. Clinard and wife, Dolly R. Clinard, by Warranty Deed from Clarence H. Waldron and Daniel Smerchek, Jr.,filed for record on February 6, 1956 in Book 2491, Page 263, Register's Office of Davidson County, Tennessee. The said James A. Clinard having since died on April 30, 1998 vesting property solely to Dolly R. Clinard. (As to Lot #10)

LOT #9
Being Lot No. 9, Section I, Bellshire Estates, as of record in Book 2133, pages 124 and 125, Register's Office for said County.

Said Lot No. 9 fronts 81.7 feet on the south side of Bell Lane and runs back 277.1 feet on the west line and 270.7 feet on the east line, to a dead line in the rear on which it measures 79 feet.

Being the same property conveyed to James A. Clinard and wife, Dolly R. Clinard, by Warranty Deed from L.B. Jones and wife, Robbye Jones, filed of record on March 13, 1958, in Book 2741, Page 383, Register's Office of Davidson County, Tennessee. The said James A. Clinard having since died on April 30, 1998 vesting property solely to Dolly R. Clinard. (As to Lot #9)

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1109 Bell Grimes Lane, Nashville, TN 37207**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **25th** day of **March, 2016**.

Dolly R. Clinard

Dolly R. Clinard by James Keith Clinard as Attorney in Fact
By: James Keith Clinard, As Attorney In Fact

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Before me, the undersigned Notary, personally appeared James Keith Clinard, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Dolly R. Clinard, and who acknowledged that he executed the same as the free act and deed of the said Dolly R. Clinard, by virtue of a Power of Attorney, duly executed and appearing of record.

Witness my hand and official seal on 3/25/2016.

NOTARY

My Commission Expires: 7/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY