Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20160037528 DEEDWARR
Recvd: 05/05/16 13:45 2 pgs
Fees:13.00 Taxes:888.00
20160505-0044682

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **16-1120**

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/29/2016**, by and between **Jill Hatleberg, unmarried**, parties of the first part, and **204 Scott LLC, a designated series of Happy Places LLC, a Tennessee Limited Liability Company**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND in Davidson County, Tennessee, being the North part of Lot "C" on the plan of Brownsville First Subdivision, of record in Book 21 , Page 112, Register's Office of Davidson County, Tennessee.

SAID North part of Lot "C" fronts 50.0 feet on the easterly margin of Scott Avenue and extends back between parallel lines, 150.0 to a dead line.

BEING the same property conveyed to Jill M Hatleberg, unmarried by Warranty Deed from Bobby J. Davis and spouse, Carole Ann Davis, of record in Book 10511, page 12, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **83-6-197**
☒ Improved **204 Scott Ave, Nashville, TN 37206**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jill Hatleberg

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jill Hatleberg** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 29th day of April, 2016..

Notary Public

REBECCA T. SARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/8/17

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Owner's Name: **204 Scott LLC, a designated series of Happy Places LLC, a Tennessee Limited Liability Company**

and Address: **204 Scott Avenue**
Nashville, TN 37206

Mail tax bills to **204 Scott LLC, a designated series of Happy Places LLC, a Tennessee Limited Liability Company**
1914 Shelby Avenue
Nashville, TN 37206

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$240,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 29th day of April, 2016..

Notary Public

My Commission Expires:

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires January 21, 2018