BILL GARRETT, Davidson County
Trans:T20160044042 DEEDWARR
Recvd: 05/25/16 12:14 3 pgs
Fees:18.00 Taxes:1258.00
20160525-0052583

Box 44

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of May, 2016.

Notary Public

My Commission Expires: 10/6/17

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Matthew B. Haskell and Brittany J. Haskell 505 Skyview Drive Nashville, TN 37206	SAME	08311005700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY W. LOCKHART, EXECUTOR OF THE ESTATE OF JOHN J. LOCKHART**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MATTHEW B. HASKELL AND WIFE, BRITTANY J. HASKELL**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 28 and 29 as shown on the map entitled Rolling Acres, as of record in Book 1130, page 34, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 28 and 29 together front 130 feet on the southerly margin of Skyview Drive and extends back 181.0 feet on the easterly line of Lot No. 28 and 117.2 feet on the westerly line of Lot 29 to a line on the rear which measures a total of 200 feet.

INCLUDED in the above description but **SPECFICALLY EXCLUDED** from this conveyance is that property conveyed to John M. Steinhauer, Sr. and wife, Gertrude Steinhauer, of record in Book 1345, page 353, Register's Office for Davidson County, Tennessee, described as follows:

Being the westerly part of Lot No. 29 on the Map of Rolling Acres, of record in Book 1130, page 34, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Skyview Drive, 25 feet easterly from the common corner of Lots 29 and 30; thence westerly along the northerly line of Lot 29 and the southerly margin of Skyview Drive 25 feet to a point, being the common corner of Lots 29 and 30; thence along the lines between said Lots 29 and 39 in a southerly direction 177.2 feet to a point; the same being the common corner of Lots 29 and 30; thence in an easterly direction along the rear line of Lot 29, 35 feet to a point in the rear line of Lot 29; thence in a northerly direction 177.5 feet, more or less to a point in the southerly margin of Skyview Drive, the place of beginning.

Being the same property conveyed to John J. Lockhart and wife, Lela I. Lockhart by deed from Larry W. Lockhart, and wife, Donna Lockhart, of record in Book 8328, page 672, Register's Office for Davidson County, Tennessee. The said Lela I. Lockhart having predeceased John J. Lockhart. John J. Lockhart having since died and his will at 15P1380, Clerk's Office of Davidson County, Tennessee appoints Larry W. Lockhart, Executor of his estate.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 34, Register's Office for Davidson County, Tennessee.

This is improved property known as: **505 Skyview Drive, Nashville, TN 37206.**

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 25th day of May, 2016.

Larry W. Lockhart, Executor of the Estate of John J. Lockhart

Larry W. Lockhart, Executor of the
Estate of John J. Lockhart Estate of John J. Lockhart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Estate of **JOHN J. LOCKHART, EXECUTOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th 1st day of May, 2016

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019