Davidson County DEEDWARR
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#33009

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33009-05-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,030,000.00. Affiant Subscribed and sworn to before me this 16th day of June, 2016 Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Timothy Hasselbeck 1110 Nichol Lane Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 09 0 135 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Don M. Macleod, and wife Jane Macleod,** who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Don M. Macleod ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Hasselbeck and wife, Elisabeth Hasselbeck** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1110 Nichol Lane, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of June, 2016.

Don M. Macleod by Steve Fridrich his Attorney in-fact
Don M. Macleod, by Steve Fridrich, his Attorney-in-fact

Jane Macleod by Steve Fridrich, her Attorney-in-fact
Jane Macleod, by Steve Fridrich, her Attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Fridrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Don M. Macleod and Jane Macleod, and he is authorized by Don M. Macleod and Jane Macleod to execute this instrument on their behalf.

Witness my hand, at office, this 16th day of June, 2016.

My Commission Expires:



Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12, Block 1, on the Map of Highlands of Belle Meade, as of record in Book 1644, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Don M. Macleod and wife, Kala W. Macleod by deed dated June 15, 2006 from HR Properties of Tennessee, a Tennessee general partnership of record in Instrument No. 20060616-0071990, Register's Office for Davidson County, Tennessee. Kala W. Macleod died on September 14, 2011 leaving Don M. Macleod as surviving tenant by the entirety. Don M. Macleod and Donald M. Macleod are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 130 09 0 135 00.
2. Belle Meade City taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 09 0 135 00.
3. Restrictive covenants contained in an instrument of record in Book 1715, page 19, Register's Office for Davidson, County, Tennessee.
4. All matters appearing on the Plan of record as Book 1644, page 105, Register's Office for Davidson County, Tennessee.
5. Easement for water mains granted to Nashville Surburban Utility District of record in Book 1255, page 580, Register's Office for Davidson County, Tennessee.
6. Easement for electric power transmission lines of record in Book 1644, page 373, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

