WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $865,000.00.

Affiant

Subscribed and sworn to me on June 16th, 2016.

NOTARY PUBLIC

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

BILL GARRETT, Davidson County
Trans: T20160051748 DEEDWARR
Recvd: 06/17/16 15:14 2 pgs
Fees: 13.00 Taxes: 3200.50
20160617-0061953

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Raphael and Sarah Hayter See 913 Van Leer Drive Nashville, TN 37220	Same	132 13 0 077.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and Richard C. Waits II and Gina M. Waits, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Raphael See and Sarah Hayter See, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 74, Oak Hill Valley, as shown on plat of record in Plat Book 1835, Pages 15 and 16, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Richard C. Waits II and Gina M. Waits, husband and wife, by Warranty Deed from George E. Hall and Evelyn B. Hall, dated June 24, 2013, of record in Instrument No. 20130626-0065725, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 913 Van Leer Drive, Nashville, TN 37220

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WITNESS our hands on June 16th, 2016.

Richard C. Waits II

Richard C. Waits II

Gina M. Waits

Gina M. Waits

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On June 16th, 2016, before me personally appeared Richard C. Waits II and Gina M. Waits to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 16th of June, 2016.

Brenda Zitzman

NOTARY PUBLIC

My Commission Expires: 11-6-2017

