BILL GARRETT, Davidson County
Trans:T20160082528 DEEDWARR
Recvd: 09/20/16 14:30 2 pgs
Fees:13.00 Taxes:1665.00
20160920-0099051

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this 16th day of September, 2016.

Notary Public
My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

02-1608-50006

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
David Haupert	PINNACLE BANK	
754 Saussy Place	150 3RD AVE SOUTH, SUITE 900	
Nashville, TN 37205	NASHVILLE, TN 37201	103-03-0-7547

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy Capria unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Haupert and Mary Macaluso-Haupert, as Co-Trustees of the Haupert Family Trust, U/A dated August 10, 2016.**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Jackson Subdivision, of record in Book 8250, Page 957, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory R. Leaming, an unmarried man and Theresa M. Costonis, an unmarried woman by deed from House Reworks, Inc., a Tennessee corporation, dated April 26, 2000, recorded April 27, 2000, of record in Instrument No. 20000427-0041764, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Timothy Capria, unmarried by deed from Gregory R. Leaming, an unmarried man and Theresa M. Costonis, an unmarried woman, dated September 15, 2014, recorded September 16, 2014, of record in Instrument No. 20140916-0084538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 224 54th Avenue North, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 16th day of September, 2016.

Timothy Capria

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Timothy Capria** ~~and~~ [illegible], with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 16th day of September, 2016.

State of Tennessee at Large

My Commission expires: 6-22-20

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY