WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103328 DEEDWARR
Recvd: 11/22/16 12:12 2 pgs
Fees:13.00 Taxes:1387.50

20161122-0123302

G-TH-16-1006-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 16, 2017

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas Wittich Hayler **Kenneth Michael Han and Debbie Eiko Matsumoto Han**	**New Owner**	
(NAME) **1006 Caldwell Lane**	(NAME) **899 Aipo Street**	**118-13-0-058.00**
(ADDRESS) **Nashville, TN 37204-3910**	(ADDRESS) **Honolulu, HI 96825**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY E. MALLEN-WATSON, TRUSTEE OF THE M.E. MALLEN-WATSON 2015 LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS WITTICH HAYLER, MARRIED AND KENNETH MICHAEL HAN AND DEBBIE EIKO MATSUMOTO HAN, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 76 on the Plan of Oriental Golf Club Subdivision, O.F. Noewl Estate, Section One of record in Plat Book 1424, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary E. Mallen by Quitclaim Deed from Mary P. Mallen of record in Book 10737, Page 687, in the Register's Office for Davidson County, Tennessee, dated December 30, 1997, recorded December 30, 1997. Being the same property conveyed to Mary E. Mallen Watson, not married by Quitclaim deed from Bob Donald Watson, not married of record in Instrument No. 20141121-0107357 Register's Office for Davidson County, Tennessee, dated October 02, 2014 and recorded on November 21, 2014. Being the same property conveyed to Mary E. Mallen-Watson, Trustees of the M.E. Mallen-Watson 2015 Living Trust by Quitclaim deed from Mary E. Mallen-Watson of record in Instrument No. 20160308-0022233 Register's Office for Davidson County, Tennessee, dated March 04, 2016 and recorded on March 08, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 10, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1006 Caldwell Lane , Nashville, Tennessee 37204-3910**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BOX 10-A

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

Witness my/our hand(s) this the 14th DAY OF NOVEMBER, 2016.

The M.E. Mallen-Watson 2015 Living Trust

BY: _____
Mary E. Mallen-Watson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY E. MALLEN-WATSON, TRUSTEE of THE M.E. MALLEN-WATSON 2015 LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of November, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212