BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2017 Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS HAEHN	**SAME**	**051-08-0-143.00**
(NAME) **3631 BRUSH HILL ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CHRISTINA TEEPLE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS B. HAEHN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a Tract of land in Davidson County, Tennessee, being a part of Lot No. 11 on the Map of Montague Subdivision, as of record in Plat Book 421, Page 129, Register's Office for said County, described partly according to a survey made by H. Gee, Surveyor, May 7, 1959, as follows:

Beginning at a point North 59°30' West 200 feet from the intersection of the Northwesterly margin of Milliken Bend Road with the Northeasterly line of property conveyed to Herman W. Curtis and wife, by deed from Zona B. Robinson of record in Book 2856, Page 494, said Register's Office; thence with said Curtis line, North 59°30' West 200 feet to the Southeasterly margin of Liberty Circle, Northeasterly 50 feet, more or less, to the Southerly margin of East Palestine Boulevard; thence with said Boulevard, South 65°30' East 200 feet to the Northwest corner of the property conveyed to Earnest A. Huff and wife, by Deed from Zona B. Robinson, of record in Book 3433, Page 10, said Register's Office; thence with said Huff's Northwesterly boundary line, Southwesterly 70 feet, more or less, to the beginning.

Being the same property conveyed to CHRISTINA TEEPLE, by deed from MARY NELL RAGER, TRUSTEE OF RAGER FAMILY TRUST, ESTABLISHED MAY 14, 1996, of record in Instrument No. 20160831-0091441, dated August 31, 2016, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 421, Page 129 and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

GRANTEE HEREIN ASSUMES ALL 2017 PROPERTY TAXES.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

unimproved ( )
This is improved(X) property, known as **236/238 EAST PALESTINE AVE., MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20170030465 DEEDWARR
Recvd: 04/11/17 10:50 2 pgs
Fees: 13.00 Taxes: 1054.50
20170411-0035285

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 we do covenant with the said GRANTEES 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 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 10th day of April, 2017.

CHRISTINA TEEPLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christina Teeple,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of April, 2017.

My commission expires: **November 5, 2018**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON