WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/19/17 10:40 2 pgs
Fees:13.00 Taxes:2127.50
20170619-0061113

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $575,000.00

Affiant

Subscribed and sworn to me on 06/16/17.

NOTARY PUBLIC
My Commission Expires: 5/27/19

Amelia Swanson State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
TA Properties, LLC 4301 Parkview Drive Nashville, TN 37204	Same as new owner	Map 131-6 Parcel 12

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James M. Havey and wife, Lauren B. Havey, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto TA Properties, LLC, hereinafter called **"GRANTEE,"** its 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 part of Lots number 2, 21, 22 and 23 on the Plan of Block 6 of Overton Hills of record in Book 843, page 66, Register's Office for Davidson County, Tennessee, and described as follows:
>
> Beginning at the easterly margin of Hood Avenue at the corner of Lots number 22 and 23, thence with said Hood Avenue northwardly 165 feet; thence south 32 degrees 25 minutes west 119.5 feet to an iron pin at the corner of lots number 22 and 23; thence southwardly and with the dividing line between Lots number 21 and 22 a distance of 15 feet; thence westwardly 190.3 feet, more or less, to the point of beginning.
>
> Being the same property conveyed to James M. Havey and wife, Lauren B. Havey by Warranty Deed from Dawn M. Vanderhoef, a single person, dated December 18th, 2009, of record in Instrument No. 20091222-0116402, said Register's Office.
>
> This is improved property known as 4204 Hood Ave., Nashville, Tennessee 37215.

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 GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 GRANTEE, its 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.

Witness our hands on 06/16/17.

James M. Havey

Lauren B. Havey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/16/17, before me personally appeared James M. Havey and Lauren B. Havey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein 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 on 06/16/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON