BILL GARRETT, Davidson County
Trans: T20170056598 DEEDWARR
Recvd: 07/03/17 10:16 2 pgs
Fees: 13.00 Taxes: 2682.50
20170703-0066608

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

CHERYL ANGELA FIGLIO
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 08-10-2020

STATE OF TENNESSEE)
COUNTY OF Tennessee)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/10/2020

ADDRESS OF NEW OWNER:
3537 Trimble Rd
Nashville, TN 37215

SEND TAX BILLS TO:
Same

PARCEL:
131 05 0E 002.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MATTHEW C. HALE AND WIFE, EMILY CAROLINE VESTER HALE**, HEREINAFTER CALLED THE GRANTORS HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **MARIN HAGEN, TRUSTEE, HER SUCCESSOR AND ASSIGNS UNDER THE TRIMBLE ROAD HOUSE TRUST AGREEMENT DATED JUNE 20, 2017,** HEREINAFTER CALLED THE GRANTEE, HER SUCCESSOR AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B OF TRIMBLE PLACE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRIMBLE PLACE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20050713-0081248, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENT, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS, AND TENANTS OF TRIMBLE PLACE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN THE SAID DECLARATION, THE PLAN FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20050713-0081248, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HERE BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME REAL ESTATE CONVEYED TO MATTHEW C. HALE AND WIFE, EMILY CAROLINE VESTER HALE BY SPECIAL WARRANTY DEED FILED FOR RECORD FEBRUARY 22, 2012 IN INSTRUMENT NO. 20120222-0015516, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is **improved** X property known as 3537 Trimble Rd., Nashville, TN 37215
unimproved ___ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **GRANTEE,** her successor and/or assigns; and we do covenant with the said Grantee 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 except for (1) the lien of the 2017 County taxes which shall be prorated and assumed by the Grantee herein; (2) restrictive covenants of record in Book 2092, page 41, in the Register's Office of Davidson County; Tennessee; (3) sanitary sewer easement of record in Book 4159, page 1115, in said Register's Office; (4) covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the Tennessee "Horizontal Property Act" as recorded in Instrument No. 20050713-0081248, in said Register's Office; (5) easements, restrictions, and building setback lines of record in Plat Book 2133, page 10, in said Register's Office; and, we do further covenant and bind ourselves, our 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 OUR HANDS this 29th day of June, 2017.

MATTHEW C. HALE

EMILY CAROLINE VESTER HALE

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MATTHEW C. HALE and wife, EMILY CAROLINE VESTER HALE, 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 on this the 29th day of June, 2017.

Notary Public

My Commission Expires: 8/10/2020

CHERYL ANGELA FIGLIO
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 08-10-2020