Bill Garrett Davidson County
Batch# 1617 DEEDWARR
09/18/2017 10:08:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20170918-0095027

#33865

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00. Affiant Subscribed and sworn to before me, this 14th day of September, 2017. Notary Public My Commission Expires: _____

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 20

Address New Owner As Follows: Lucky Loser, LLC 2843 Sugartree Road Nashville, TN 37215	Send Tax Bills To: New Owner	Map-Parcel Number: 11709010300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT HALEY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LUCKY LOSER,**

LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Woodmont Estate, of record in Book 1130, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Haley by deed dated March 17, 2016, from Hugh C. Howser, Jr., sole heir at law of Elizabeth S. Howser, of record in Instrument No. 20160318-0026056, Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the primary residence of the Grantor herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 99, Register's Office for Davidson County, Tennessee.

3. Agreement for Easement to Metropolitan Government of Nashville and Davidson County, of record in Book 4145, page 364, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2843 Sugartree Road, Nashville, TN 37215.**

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 Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his 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.

WITNESS my hand this 14th day of September, 2017.

Robert Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Haley, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of September, 2017

(Seal)

HEATHER A. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

Notary Public

My Commission Expires: 7-5-21

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

