Boy 36

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33896-08-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. April Bradley Affiant Subscribed and sworn to before me this 29 day of September, 2017. June E. Rowell Notary Public My Commission Expires: 1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: D. Todd Carson 5112 Jocelyn Hollow Road Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 115 12 0 035 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles E. Hailey and wife, Ceacy H. Hailey** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **D. Todd Carson and Elizabeth Lyall Carson, husband and wife** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6040 Robin Hill Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 6439 DEEDWARR
10/02/2017 01:22:42 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50

20171002-0100617

IN WITNESS WHEREOF, Grantor has executed this instrument on the ___ day of September, 2017.

Charles E. Hailey

Ceacy H. Hailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles E. Hailey and Ceacy H. Hailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of September, 2017.

Notary Public

My Commission Expires:

July 8, 2019

SUSAN M. CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of West Meade Village, Section "E", of record in Book 2331, page 77, Register's Office for said County.

SAID Lot No. 26 fronts 174.9 feet on the northwesterly margin of Robin Hill Road and extends back 307.0 feet on the northeasterly line and 401.0 feet on the southwesterly line to a broken line in the rear, measuring 213.0 feet thereon.

Being the same property conveyed to Charles E. Hailey and wife, Ceacy H. Hailey by deed dated November 6, 1987 from Connie H. Allen and Freya B. Miller and Janet M. Hasslock of record in Book 7399, page 72, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 115 12 0 035 00.
2. Restrictive covenants contained in an instrument of record in Book 1473, page 206, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, page 77, Register's Office for Davidson County, Tennessee.