Bill Garrett Davidson County
Batch# 12838 DEEDWARR
10/12/2017 12:22:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20171012-0104696

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33906-09-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $200,000.00 Affiant Subscribed and sworn to before me this 12th day of October, 2017. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dream House LLC 918 Currey Road Nashville, TN 37217	Dream House LLC 918 Currey Road Nashville, TN 37217	Map and Parcel No.: 072 16 0 129 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, Henry A. Hair, an unmarried man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Dream House LLC, a Tennessee limited liability company ("Grantee"), its successors 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 1512 Harwood Drive, Nashville, TN 37206.

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

And Grantor covenants that he 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 himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of October, 2017.

Henry A. Hair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 12th day of October, 2017.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public
My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being lot No. 7 on the Map of Porter Heights, Part Two, as of record in Book 1424, page 79, Register's Office for said County.

Said Lot No. 7 fronts 65 feet on the westerly side of Harwood Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Henry A. Hair and wife, Juanita J. Hair by deed dated June 29, 1967 from John H. Gregory and wife, Marian B. Gregory of record in Book 4148, page 341, Register's Office for Davidson County, Tennessee. Juanita J. Hair having since died on June 27, 2005 leaving Henry A. Hair as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2017 and subsequent years, which have been assumed by Grantee. Map and Parcel No. 072 16 0 129 00.
2. All matters appearing on the Plan of record as Book 1424, page 79, Register's Office for Davidson County, Tennessee.

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:

