WARRANTY DEED

Bill Garrett Davidson County
Batch# 13473 DEEDWARR
10/13/2017 02:21:30 PM 2 pgs
Fees: $13.00 Taxes: $357.05
20171013-0105316

J-CH-17-532-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10 7 19 (AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KEA Properties LLC	**New Owner**	
(NAME) 809 Evergreen Trace	(NAME)	**133-15-0-124.00**
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLINTON HAUSER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEA PROPERTIES LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in the 6th, formerly 9th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of paragon Mill Road, at the southwest corner of the property conveyed to W. Buford Newman, et ux by deed from Robert L. Ray, Jr., et ux, of record in Book 1971, page 55, Register's Office for said County; thence with the center of said road, South 50 degrees West 75 feet; thence North 39 1/2 degrees West 220 feet to the southern boundary line of the property conveyed to Harrison; thence with said Harrison's line North 51 1/2 degrees East 75 feet to Newman's northwest corner; thence with the western boundary line of said Newman property South 39 1/2 degrees East 220 feet to the beginning.

Less and except part sold at Book 7378, page 568.

Being the same property conveyed to Clinton Hauser, unmarried by Warranty Deed from William A. King and Joann King, married, of record in Instrument No. 20170405-0033192, in the Register's office, Davidson County, Tennessee, dated March 27, 2017 and recorded on April 5, 2017.

This conveyance is subject to:
- County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.
- Easement as disclosed in Warranty Deed of record in Book 7378, Page 568, Register's office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **532 Paragon Mills Rd., Nashville, Tennessee 37211.**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the 12 DAY OF OCTOBER, 2017.

Clinton Hauser by Paul Hinman as Attorney in Fact
Clinton Hauser by Paul Hinman as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CLINTON HAUSER, and who acknowledged he/she/they executed the same as the free act and deed of the said CLINTON HAUSER.

Witness my hand and official seal, this the 12th of October, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Providence Title, LLC
25 Century Boulevard, Suite #402
Nashville, TN 37214

Certificate of Authenticity

I, Ashlee D Page, 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 Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-25-2019