Bill Garrett Davidson County
Batch# 34419 DEEDWARR
12/07/2017 10:35:22 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20171207-0124902

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179872

WARRANTY DEED

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2017.

NOTARY PUBLIC

My commission expires: 4/9/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haluska Properties, LLC 915 Joseph Ave Nashville, TN 37207	SAME	096 11 0 055.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Five Thousand and 00/100 Dollars ($165,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PATRICIA H. GANK AND RICHARD D. GANK, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **HALUSKA PROPERTIES, LLC,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Hickory Bend, Section 1, of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patricia H. Gank and Richard D. Gank, wife and husband, by Quitclaim Deed from Patricia Gank fka Patricia Hamill and Bryan D. Spicer, Trustee, dated 4/3/2015, recorded 5/9/2015, of record in Instrument #20150409-0031319, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Thomas F. Hamill and wife, Patricia Hamill by deed of record in Book 9527, page 759, said Register's Office. The said Thomas F. Hamill having since died leaving Patricia Hamill as surviving tenant by the entirety.

The address of the herein described property is believed to be 3218 Cloverwood Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5th day of December, 2017.

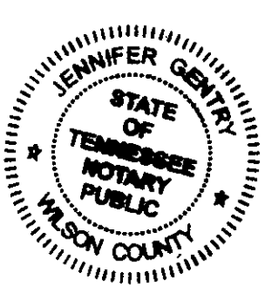
RICHARD D. GANK

PATRICIA H. GANK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Richard D. Gank and wife, Patricia H. Gank, 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 and seal, this the 5th day of December, 2017.



Notary Public

Printed Notary Name

My commission expires: 6/9/2020